Estate Agents RICHARD GODSELL Est.1928 Auctioneers

The Salterns, Undercliff Road, Bournemouth, Dorset, BH5 1BL
Guide Price £350,000 – Leasehold

Two Bedroom Second Floor Flat | Communal Entrance | Hallway | Open Plan Kitchen/Lounge/Diner
Modern Fitted Bathroom Suite | En-Suite To Master | Private Balcony | Stunning Sea Views | Character Features
Ample Storage Space | Sea Front Location | Close To Local Shops

A very well presented two-bedroom second-floor character apartment situated just moments from Boscombe Pier and the area's stunning beaches. Boasting beautiful sea views, this superb home is an ideal purchase for those looking to enjoy coastal living at its finest. Conveniently located within walking distance of the beach and only a short distance from the town centre, where there is an excellent selection of shops, bars, cafés, restaurants, and everyday amenities. The picturesque Boscombe Chine is also right on your doorstep.

The property is accessed via a secure communal entrance with stairs leading to the second floor. Upon entering the apartment, a welcoming hallway provides access to all rooms. A particular feature of the home is the impressive 28ft open-plan kitchen/lounge, creating a fantastic space for both relaxing and entertaining. The kitchen area is well arranged, while the lounge benefits from patio doors opening onto a private balcony, perfectly positioned to enjoy the stunning sea views.

Both bedrooms are spacious doubles with built-in storage. The main bedroom features a well-presented en-suite bathroom with a bath, wash basin, and WC. A separate shower room, accessed from the hallway, includes a shower, WC, wash basin, heated towel rail, and a window for natural ventilation. The property also offers a good-sized loft, providing useful additional storage.

Outside, the property benefits from a good-sized balcony offering superb sea views, providing the perfect space to unwind and enjoy the coastal surroundings. To the front, residential permit parking is available via a BCP Council application.

Properties in this highly sought-after coastal location are always in demand, and early viewing is strongly recommended to fully appreciate the accommodation, views, and lifestyle on offer.

Tenure: Leasehold - 140 years left approx
Service Charge: £3,400.00 per annum
Council Tax Banding: D
EPC Rating: to be confirmed (70 | C expired April 2026)

BEACH

SECOND FLOOR FLAT
764 sq.ft. (71.0 sq.m.) approx.

TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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