

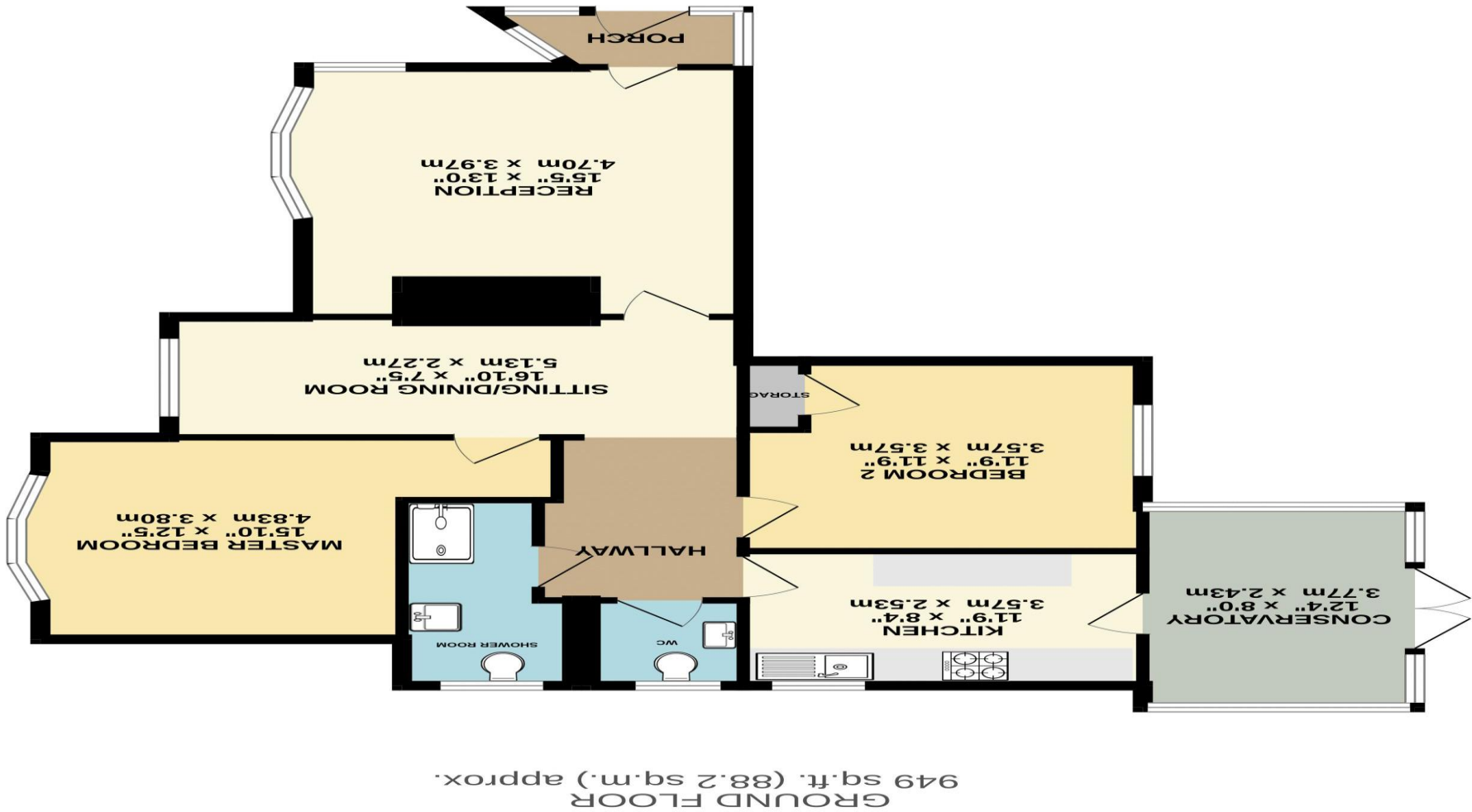


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New Park Road, Southbourne, Dorset, BH6 5AB

Guide Price £305,000 – Leasehold

**Ground Floor Garden Flat | Hallway | Shower Room | Separate WC | Sitting/Dining Room | Kitchen
Master Bedroom | Bedroom Two | Kitchen | Conservatory | Private Garden**

A very well-presented character ground floor garden flat, offering two double bedrooms and ideally situated in the heart of Southbourne. This charming home is located just a short distance from Southbourne Grove, where you will find an excellent selection of independent shops, cafés, restaurants, bars, and a wide range of local amenities. The property is also within easy reach of Fisherman's Walk Nature Reserve, providing a pleasant route down to the award-winning Blue Flag sandy beaches, perfect for coastal walks and outdoor leisure.

This property would make an ideal first-time purchase, as well as a superb option for those looking to downsize while remaining close to the vibrant local community.

Upon entering the property, you are welcomed by a practical porch area, ideal for coats and shoe storage, helping to keep the main living space clutter-free. Beyond this, the home opens into a bright and inviting front reception room, featuring a charming bay window that allows an abundance of natural light to flood the space, along with a feature fireplace that adds character and warmth. There is a second reception/dining room, currently utilised as an additional bedroom, offering flexibility to suit a variety of lifestyles. From here, doors lead through to the remaining accommodation, creating a natural flow throughout the property.

The main bedroom is a particularly spacious double, again benefitting from a bay window which enhances both light and character. The second bedroom is also a good-sized double and includes the added benefit of a built-in storage cupboard, providing practical space-saving solutions. The property is completed by a modern three-piece shower room, comprising a walk-in shower, WC, and wash hand basin, along with a window for natural light and ventilation.

Externally, the garden aspect adds further appeal, offering a private outdoor space to enjoy, ideal for relaxing or entertaining during the warmer months.

Combining character features, flexible living space, and a highly desirable coastal location, this property presents a fantastic opportunity for a range of buyers.

Tenure: Leasehold – 900 years remaining
Service Charge: as and when, no ground rent
EPC Rating: 66 | D
Council Tax Banding: C

