



Connells

Halebrose Court Seafield Road
Bournemouth



Property Description

Connells are delighted to bring to market this well-presented one-bedroom retirement apartment, situated on the fourth floor of a popular and well-maintained development, with lift access and enviable far-reaching views across Southbourne towards Hengistbury Head and the Isle of Wight beyond.

The apartment enjoys a superb coastal position, located just moments from the clifftop, with a pathway providing direct access to the seafront promenade and award-winning sandy beaches. Internally, the property offers comfortable and well-proportioned accommodation, ideal for those seeking independent retirement living in a peaceful setting.

Conveniently positioned within easy reach of local shops, amenities, and regular bus routes, the apartment offers an excellent balance of tranquillity and accessibility. Residents can enjoy the benefits of a welcoming retirement community while taking advantage of the stunning coastal surroundings and nearby facilities that Southbourne has to offer.

Southbourne is a highly sought-after coastal suburb of Bournemouth, renowned for its beautiful beaches, vibrant high street, and relaxed seaside atmosphere. The area offers an excellent range of independent cafés, restaurants, convenience stores, and local services, while Bournemouth town centre is easily accessible for a wider selection of shopping and leisure amenities. Excellent transport links and regular bus services provide convenient connections throughout the surrounding area.

Communal Entrance Hall

Communal entrance door to entrance foyer. Ground floor communal residents lounge. Laundry and house managers office. Stairs and lift to all floors. Front door opens into the;

Hallway

With carpeted flooring and pendant lighting. Doors to all rooms.

Lounge

Side aspect UPVC window with fitted shutters, wall lighting, carpeted flooring, electric sockets, storage heating, double doors leading to;

Kitchen

With matching wall and base units, side aspect UPVC double glazed window with fitted blind, integrated elec oven, elec hob with extractor, space for under counter fridge and freezer, elec sockets.

Bathroom

Carpeted flooring, suite comprising of bath with shower over, vanity sink and WC, wall heater.

Bedroom

Side aspect UPVC double glazed window, carpeted flooring, pendant lighting, electrical sockets, storage heater, double fitted wardrobe.

Outside

Communal grounds. Driveway to casual parking at the rear.

Agent Notes:

Tenure: Leasehold 125 years from 1st August 1996

Service Charge: £3478 per annum

Ground Rent: £520 per annum

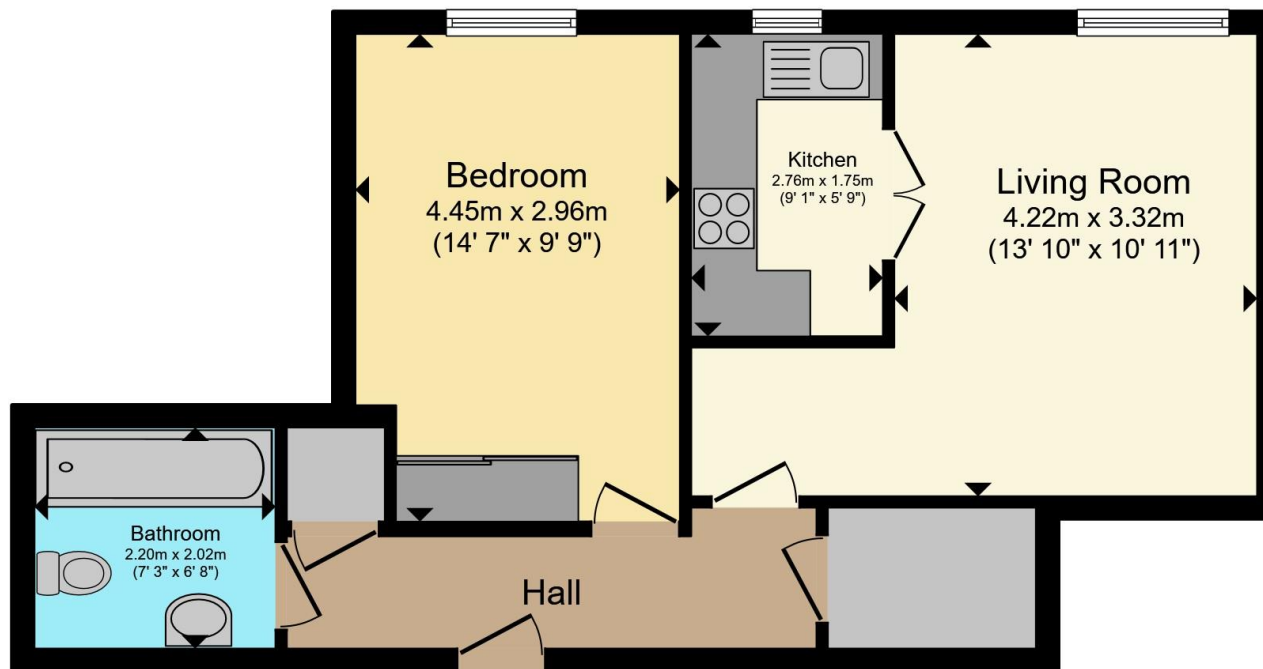
Council Tax Band: BCP Band C

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Fourth Floor

Total floor area 49.2 m² (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 3478.00

Ground Rent:
 520.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306814

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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