



Estate Agents



Auctioneers

Pinecliffe Avenue, Southbourne, Bournemouth, BH6 3PZ

Guide Price £375,000 – Share of Freehold

**Two Bedroom Ground Floor Garden Flat | Dining Hall | Lounge/Diner | Kitchen | 2 Double Bedrooms | En-Suite Shower Room
En-Suite Bathroom | Easily maintained Rear Garden with Summer House | Off Road Parking for 2-3 Cars | No Chain | Share of
Freehold**

A well-presented and spacious 2 double bedroom ground floor garden flat located between the shops at Southbourne Grove and the seafront. The property benefits from double glazing, gas central heating, a dining hall, large bright lounge/dining area, a fitted kitchen with utility room, 2 double bedrooms, both with en-suites, an easily maintained rear garden with a summer house and off-road parking for 2-3 vehicles. There is a wealth of character features, including high ceilings, which can be found throughout the property.

Enter the property via private porch, leading into the dining hall - with ample space for dining furniture, there is also a large storage cupboard and doors leading to the lounge/diner, kitchen and master bedroom. Overlooking the front aspect, the lounge/diner measuring an impressive 16'1 x 14'7 has a character bay window and fireplace. The most spacious 17'5 x 13'9 master bedroom also has a character bay window with a door into the rear garden and en-suite comprising of a shower, wash hand basin, w/c and heated towel rail.

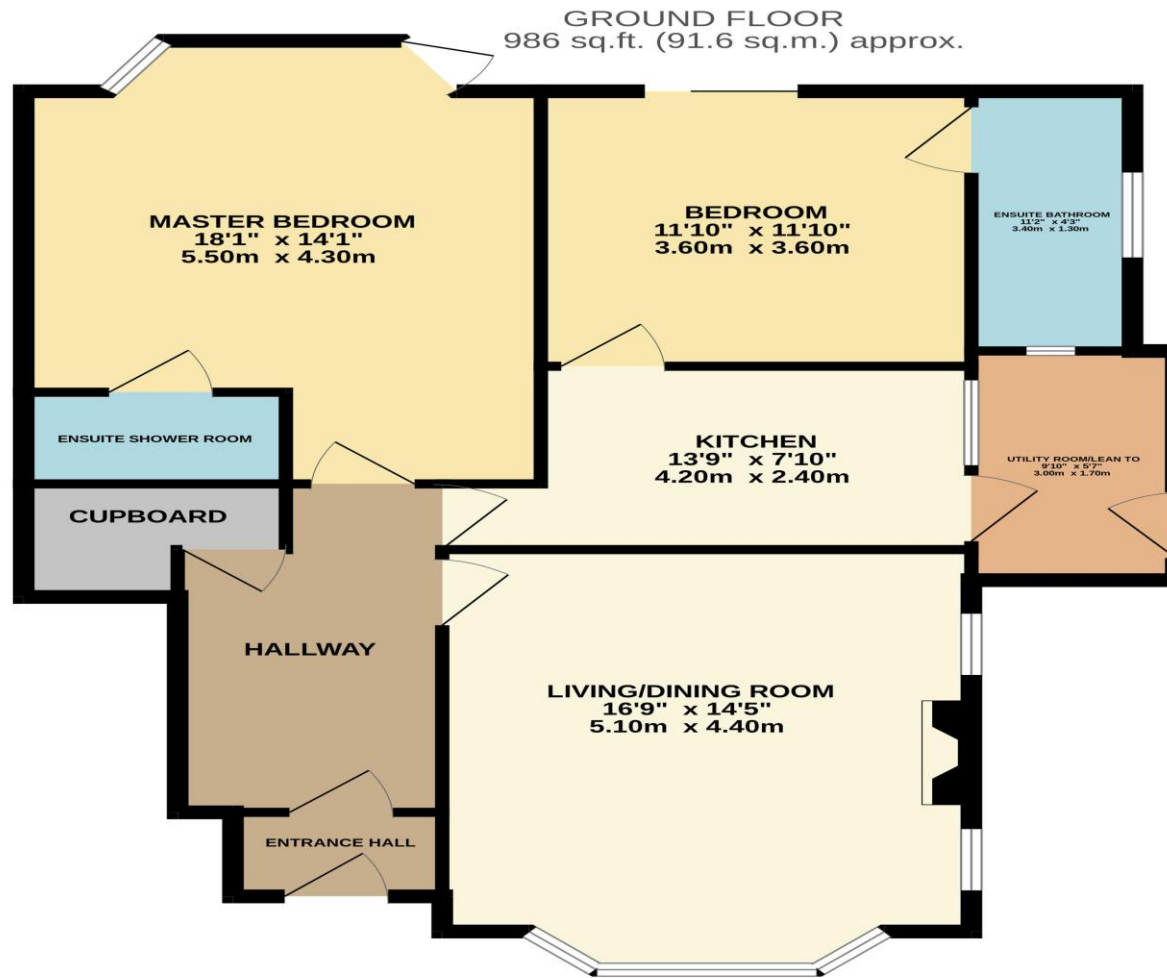
The kitchen has a range of matching cupboards at base and eye level with framed cupboard doors and contrasting work surfaces over; there is a built-in stainless steel sink with drainer and space for a freestanding cooker, fridge-freezer, washing machine and dishwasher. The second bedroom is accessed from the kitchen and is a spacious double size with a sliding patio door leading to the garden and a door to an en-suite bathroom comprising of bath, a wash hand basin inset to a vanity unit, a w/c and a heated towel rail.

Outside, the rear garden is low maintenance and laid to patio with a summer house. At the front of the property, there is off-road parking for 2-3 vehicles.

Tenure: Share of Freehold
Council Tax Banding: C
EPC Rating: 68 | D







TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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