

Estate Agents



Auctioneers



Emma Court, Castlemain Avenue, Southbourne, BH6 5EQ

Guide Price £175,000

Ground Floor Flat | One Double Bedroom | Hallway | Three Piece Bathroom Suite
Living Room | Open Plan Kitchen | Double Glazing | Gas Central Heating
Secure Phone Entry System | New Lease | No Onward Chain | Close To Local Shops
Within Easy Reach Of Southbourne Grove

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Offered to the market with no onward chain is this well-presented one-bedroom ground-floor flat, ideally situated in the heart of Southbourne. The property is within easy reach of the ever-popular Southbourne Grove, offering a wide range of shops, cafés, bars, and restaurants, and is also just a short distance from the award-winning Blue Flag sandy beaches. The accommodation is accessed via a secure communal entrance with entry phone system.

Upon entering the flat, a hallway provides access to all rooms. The bedroom is a generously sized double, positioned to the front of the property. The bathroom comprises a three-piece suite including a bath with overhead shower, wash hand basin, and WC. The open plan kitchen/living room provides a sociable and versatile living space, ideal for both relaxing and entertaining. The kitchen area offers a range of worktop and cupboard space, an integrated oven with gas hob and overhead extractor, as well as space for an under-counter washing machine. Further benefits include gas central heating, double glazing, and secure entry system.

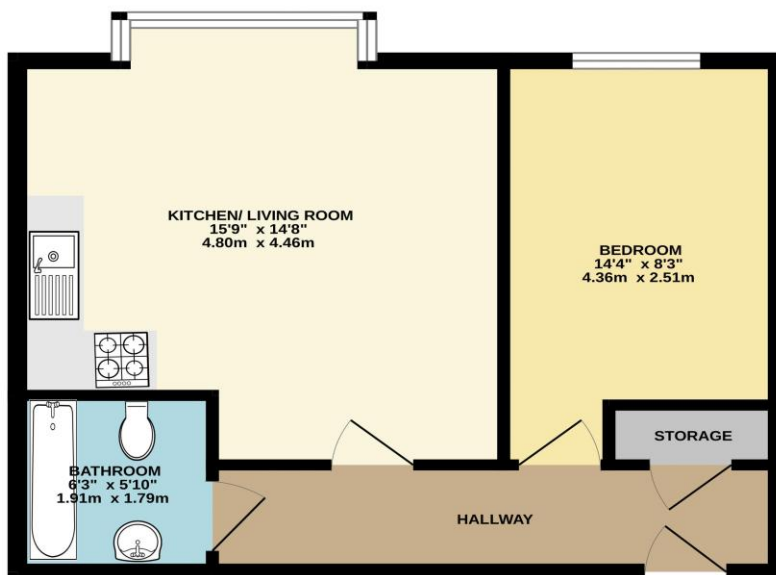
Externally, the property enjoys access to a well-maintained communal garden to the rear, ideal for outdoor relaxation. To the front, a pathway leads directly from the pavement to the entrance, offering a good level of accessibility. An ideal first-time buy, investment, or holiday home in a highly sought-after coastal location.

Tenure: Leasehold - 125 years remaining (new lease) Service Charge: £339.00 per quarter
Ground Rent - £200.00 per annum

Council Tax Banding: A

EPC Rating: 76 | C

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 425 sq.ft. (39.5 sq.m.) approx.

While 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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