

Property Location

Southbourne, Bournemouth

Southbourne Grove is renowned for its vibrant mix of independent cafés, restaurants, shops and everyday amenities, many of which are just moments from the property. Whether enjoying a coffee, dining out or taking care of day-to-day essentials, residents can benefit from an exceptionally convenient lifestyle without needing to travel far.

For those looking to enjoy the coast, Southbourne's beautiful sandy beach is within walking distance, offering easy access to the seafront, promenade and picturesque coastal walks. The surrounding area also benefits from excellent transport connections, providing convenient access towards Bournemouth, Christchurch and the wider area.



Total Area: 49.5 m² ... 533 ft²

All measurements are approximate and for display purposes only



Southbourne Grove, Bournemouth

Offers Over £160,000

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Key features:

- Chain Free
- Two-Bedroom Flat
- Prime Southbourne Grove Location
- First Floor
- Moments from Local Amenities
- Close to Independent Cafés & Restaurants
- Walking Distance to Southbourne Beach
- Excellent Transport Links

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Ideally positioned on the highly sought-after Southbourne Grove, this first floor two bedroom apartment offers an excellent opportunity for first-time buyers, investors or those looking for a convenient coastal home. Offered to the market chain free, the property is ideally placed to take full advantage of the fantastic range of amenities available directly on the doorstep.

The apartment offers two well-proportioned bedrooms, providing comfortable and flexible accommodation for a variety of buyers. The first floor position offers a desirable balance of accessibility and privacy, while the property's location is undoubtedly one of its key attractions. The property's combination of a two bedroom layout, first floor position and enviable Southbourne Grove location makes it particularly appealing to a range of buyers. Investors may also find the property attractive due to the strong demand associated with well-located two bedroom accommodation close to both amenities and the coast.

Offered chain free and with the convenience of having Southbourne Grove's amenities immediately on hand, this leasehold apartment represents an excellent opportunity to acquire a property in one of Bournemouth's most popular coastal locations.

Whether you are looking for your first home, a convenient seaside base or an investment opportunity, this well-positioned apartment is certainly worthy of an early viewing.



Agent's Notes:
 Tenure: Leasehold
 Lease: 166 Years Remaining
 Annual Service Charge: £1,778
 Annual Ground Rent: £NIL
 Council Tax Band: B
 EPC: C
 Holiday Lets: Not Permitted
 Pets: Permitted with Consent

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

