

Estate Agents



Auctioneers



## **Cranleigh Court, Cranleigh Road, Southbourne, BH6 5JZ**

**Guide Price £120,000 - Leasehold**

First Floor Retirement Flat | Modern Kitchen & Bathroom Suites | Ample Storage  
Good Size Master Bedroom With Built-In Wardrobes | Easy Access To Tuckton High Street  
Well Kept Communal Grounds | Communal Space & Laundry  
Visitor Parking | No Chain

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Beautifully Presented First-Floor Retirement Apartment near Tuckton High Street. This well-maintained and stylish retirement property is perfectly situated on the first floor of a secure development, just moments from the vibrant Tuckton High Street. With its range of local shops, cafes, and everyday amenities, everything you need is right on your doorstep. Christchurch Town Centre is easily accessible, offering an array of leisure options, while the popular Southbourne Grove and award-winning beaches are just a short drive away.

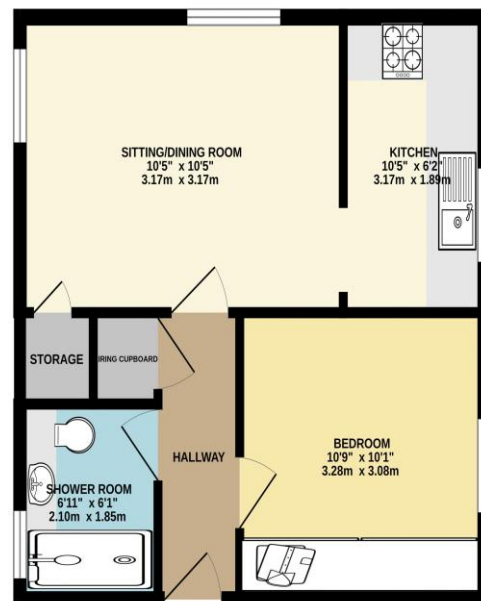
Accessed via a secure communal entrance, the apartment opens into a welcoming hallway that connects all rooms. The spacious double bedroom includes built-in wardrobes, providing excellent storage. A modern bathroom suite typically features a walk-in shower, vanity unit with a basin, WC, and a window that allows for natural light and ventilation. The bright and airy lounge benefits from two large windows and a handy storage cupboard, creating a comfortable and inviting living space. Beyond the lounge, the contemporary kitchen is well-equipped with an built in fridge-freezer, electric hob, oven, extractor fan, and generous worktop and cupboard space.

Outside, residents enjoy access to well-kept communal gardens and convenient visitor parking. There is also a communal building offering facilities for social activities and laundry, enhancing the sense of community and ease of living. This lovely home is ideal for those seeking comfort, convenience, and a welcoming atmosphere in a sought-after location. Over 60's only

Tenure: Leasehold - 152 years remaining  
 Service Charge: £198.53 per month  
 Council Tax Banding: A  
 EPC Rating: 73 | C

FIRST FLOOR  
 419 sq.ft. (38.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency. See the EPC.  
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