



Flat 3 Avon Court



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Warren Avenue, BH23 3JY

£235,000

A spacious two bedroom apartment in a highly sought after coastal location. Offered with no forward chain, a long lease of 945 years and a share of freehold, making it an ideal first time buy or but to let investment. This well presented apartment offers bright and spacious accommodation throughout, comprising a generous lounge/diner perfect for relaxing or entertaining alongside a contemporary fitted kitchen with ample storage and worktop space. There are two well proportioned bedrooms and a modern bathroom while the property further benefits from gas central heating for year round comfort. Externally, residents can enjoy well-maintained communal gardens together with the convenience of a garage in a nearby block providing secure parking or additional storage. Ideally positioned in a highly desirable coastal location the property is within walking distance of the beach and is close to a wide range of local shops, amenities, cafés and excellent transport links, offering the perfect combination of seaside living and everyday convenience. Further benefits include a 945-year lease, a share of the freehold and no forward chain, making this an outstanding opportunity for first-time buyers, downsizers, or investors alike.

The property also benefits from low ongoing costs with a maintenance charge of approximately £40 per month, covering the upkeep of the communal gardens and window cleaning, together with an annual building insurance contribution of approximately £250 per flat. Early viewing is highly recommended to fully appreciate the fantastic location, generous accommodation and excellent lifestyle on offer.



Kitchen 9' 6" x 8' 7" (2.89m x 2.61m)

Lounge 15' 0" x 11' 0" (4.57m x 3.35m)

Bathroom 9' 1" x 4' 11" (2.77m x 1.50m)

Bedroom 1 13' 10" x 13' 0" (4.21m x 3.96m)

Bedroom 2 11' 7" x 11' 0" (3.53m x 3.35m)

Parking

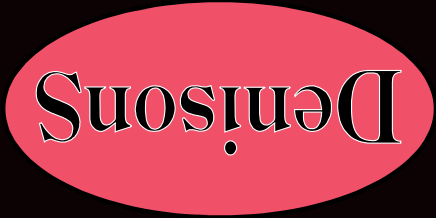
Garden

Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	77 C



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F3 Avon Court

Approximate Gross Internal Area
781 sq ft - 73 sq m

Bathroom

9'1 x 4'11

2.77 x 1.50m

Kitchen
9'6 x 8'7
2.90 x 2.62m

Lounge
15'0 x 11'0
4.57 x 3.35m

Bedroom 2
11'7 x 11'0
3.53 x 3.35m

Bedroom 1
13'10 x 13'0
4.22 x 3.96m

Not to Scale. Produced by The Plan Portal 2026
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