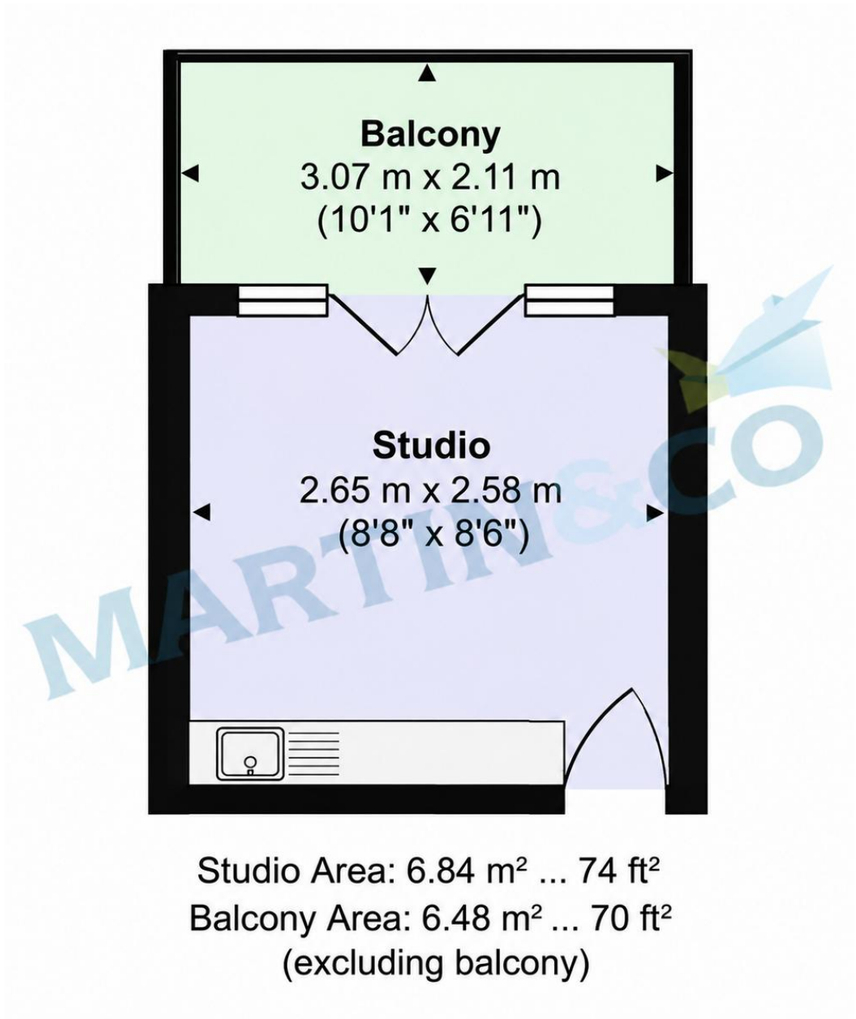
Property Location
Beach Promenade, Boscombe, Bournemouth

The Overstrand enjoys a highly desirable seafront setting along Boscombe Promenade, overlooking Bournemouth's picturesque coastline and award-winning sandy beaches. This sought-after coastal location offers an appealing combination of seaside tranquillity and convenient access to local amenities, making it particularly attractive to those seeking a permanent residence, coastal retreat or investment opportunity.









The Property Ombudsman

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, seller(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.

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MARTIN&CO

The Overstrand, Boscombe Promenade

Asking Price Of £45,000

MARTIN&CO

Key features:

- Rare opportunity
- Unique Beach Pod
- Elevated Position
- Boscombe Seafront
- Promenade Access
- Double Sun Terrace
- South-Facing
- Panoramic Sea Views
- Lease 23 Years Left
- Bespoke Kitchenette, Microwave, Kettle & Furniture Set Included
- Isle of Wight Views
- Purbecks Views





Why you'll like it

A rare opportunity to purchase this simply stunning beach pod set in an enviable elevated position on Boscombe Seafront with direct access to the promenade, Bournemouth's award-winning beaches, Boscombe Pier and a variety of popular cafe's, restaurants and amenities.

The Overstrand's exceptional coastal position makes it a particularly appealing location for those wishing to embrace the Bournemouth seaside lifestyle. The beach-pod boasts a substantial double south-facing sun terrace that provides a perfect space for relaxing, alfresco dining and entertaining with far reaching panoramic sea views that stretch from the Isle of Wight to the Purbecks. Double doors lead inside where you will find a meticulously planned space.

The pod comes fully equipped with mains electricity, hot and cold running water, bespoke kitchenette, kettle, microwave, kitchen and a bespoke seaside furniture set, everything you need to make the most of your time by the sea.

Agent's Notes:
Tenure: Leasehold.
Lease Term: 40 years from 2009.
Remaining: 23 years.
Annual service charge: £399.55.
Water & Electricity connected.
Pets permitted (Subject to conditions)
Sublets permitted (Subject to conditions)
Public car park nearby.
Communal showers and toilets.
Not for residential use.

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.















