



Seabourne Road, Bournemouth BH5 2HF

welcome to

Seabourne Road, Bournemouth

Spacious four-bedroom maisonette in Southbourne with share of freehold. Features include private entrance, large lounge-diner with bay window, modern bathroom, separate WC, and shared garden. Walking distance to beach, shops, and Pokesdown Station. Ideal for buyers or investors.





Entrance Hall

First Floor Landing

Cloakroom

Lounge

18' 3" max x 14' 9" (5.56m max x 4.50m)

Kitchen

16' 4" x 12' 5" max (4.98m x 3.78m max)

Bathroom

Bedroom One

11' 2" x 11' 1" max (3.40m x 3.38m max)

2nd Floor Landing

Bedroom Two

11' 1" max x 10' 1" (3.38m max x 3.07m)

Bedroom Three

13' 4" x 8' 3" max (4.06m x 2.51m max)

Bedroom Four

9' 10" max x 8' 9" (3.00m max x 2.67m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Seabourne Road, Bournemouth

- Share of Freehold
- Four Double Bedrooms
- Private Entrance
- Generous Lounge-Diner
- Modern Bathroom & Separate WC

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 154 years from 01 Oct 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN108921



Property Ref:
WTN108921 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk