



Estate Agents



Auctioneers

Ground Floor Flat, Paisley Road, Southbourne, Bournemouth, Dorset, BH6 5ED

Guide Price £209,500 – Share of Freehold

**Two Bedroom Ground Floor Flat | Communal Porch | Hallway | Lounge | Kitchen | Bathroom | Two Double Bedrooms
Garage in Block | Share Of Freehold | No Chain**

A well-presented and spacious two-bedroom ground-floor flat, ideally positioned in the vibrant and highly sought-after area of Southbourne. Offering the rare advantage of a share of freehold, a single garage, and no forward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike. The location is a key highlight, with the lively Southbourne Grove just one mile away, offering an array of independent cafés, restaurants, and shops. Excellent public transport links are close by, providing easy access to both Bournemouth and Christchurch. Families will also appreciate the proximity to the highly regarded Stourfield School, situated approximately half a mile from the property. The flat benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency year-round. Accessed via a well-maintained shared porch, the property opens into a welcoming internal hallway that provides access to all principal rooms.

At the front of the property, a generously sized double bedroom features a bay window that allows for plenty of natural light, creating a bright and inviting space. The second double bedroom, positioned to the rear, enjoys a quiet and private outlook, making it ideal as a guest room, home office, or additional sleeping accommodation. The bathroom features a modern three-piece suite, including a shower cubicle, wash hand basin, and WC, all designed with practicality and comfort in mind.

To the rear of the property, the spacious lounge offers a relaxing and versatile living area, flowing seamlessly into the adjoining kitchen. This open yet defined layout is perfect for both everyday living and entertaining. The kitchen itself is well-appointed with a range of fitted units, ample worktop space, and room for essential appliances. A rear-facing window and door provide additional natural light and access, further enhancing the sense of space. Externally, the inclusion of a private garage adds valuable storage or parking, a highly desirable feature in this location.

Combining generous accommodation, a prime location, and practical benefits such as no onward chain and a share of freehold, this property offers both immediate comfort and long-term appeal.

Tenure: Share of Freehold – 962 years remaining (as and when maintenance)

Garage: Single garage in block

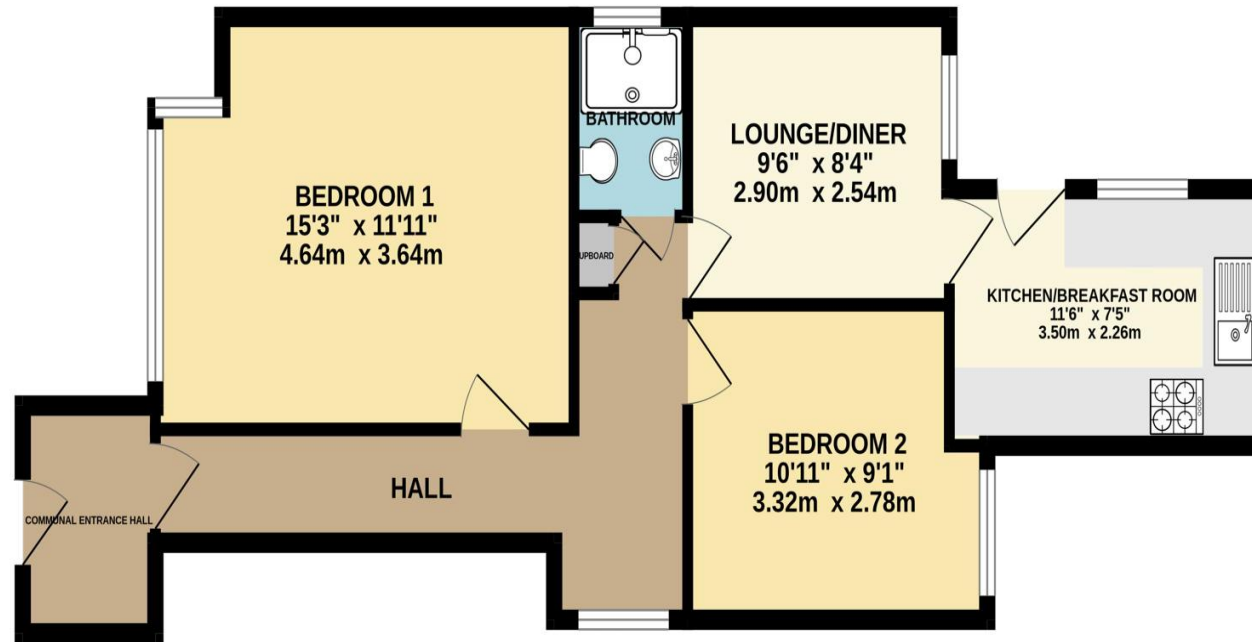
EPC Rating: 56 | D

Council Tax Band: B





GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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