



Estate Agents



Auctioneers

Inverleigh Road, Southbourne, Bournemouth, Dorset, BH6 5HA

Guide Price £275,000 – Leasehold

Two-Bedroom Split Level Apartment | Hallway | Kitchen | Sitting / Dining Room | Shower Room | Loft Room | Office/Study Bathroom | Balcony | Garden | Garage | Parking | Leasehold | Double Glazing | In Good Order Throughout | Plenty Of Storage

A beautifully presented two-bedroom split-level apartment, ideally situated in the popular residential area of Inverleigh Road, Southbourne. Offered to the market with no onward chain is this unique and versatile property is conveniently located within easy reach of Southbourne Grove, renowned for its excellent selection of independent shops, restaurants, cafés, coffee shops, bars and a wide range of everyday amenities. The area also benefits from being just a short distance from Southbourne's stunning award-winning Blue Flag sandy beaches, providing the perfect setting for relaxing and enjoying the coast.

The property is approached via its own private front door, opening into a welcoming porch with stairs leading to the first floor. The first floor provides a fantastic open-plan kitchen, dining and sitting room, creating a bright, spacious and sociable living environment. The kitchen is well equipped with an excellent range of storage units and generous worktop space, making it both practical and functional. From the living area, a door opens onto a private balcony overlooking the garden, providing an attractive additional space for outdoor dining or enjoying the surroundings. There are two generously proportioned double bedrooms on this floor. One is currently being utilised as a further reception/living room but could easily be reinstated as a bedroom, offering excellent flexibility to suit individual requirements. This room benefits from a feature fireplace and dual-aspect windows, creating a particularly light and airy space. Completing the first floor is a modern three-piece shower room, comprising an enclosed shower, wash hand basin and WC, together with a window and extractor fan providing natural light and ventilation. The second floor has been converted to create a spacious and highly versatile additional room, complete with built-in storage. Subject to the necessary building regulations and consents, this space could potentially be converted into an additional bedroom, further enhancing the property's appeal and versatility. Beyond this room is a useful office/study area, which leads through to a further three-piece bathroom suite, complete with a Velux window. Outside, the property benefits from its own private garden, which has been designed with a combination of shingle and decking, creating a low-maintenance outdoor space ideal for entertaining, alfresco dining or simply relaxing. A gate provides access through to the garage, with parking available directly in front.

A rare and highly versatile property offering generous accommodation across two floors, private outside space, garage and parking. With the potential to create an additional bedroom subject to the necessary regulations, this would make an excellent first-time purchase, family home or investment opportunity in a highly sought-after Southbourne location.

Tenure: Leasehold - 140 years remaining on lease

Service charge: as and when

Council Tax Banding: B / EPC Rating: to be confirmed

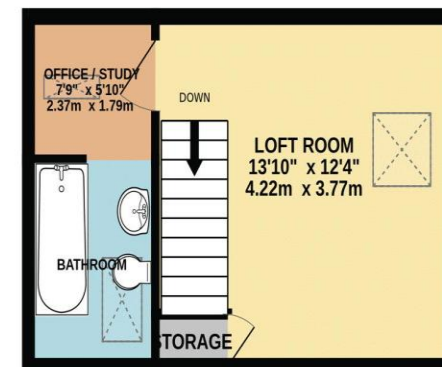
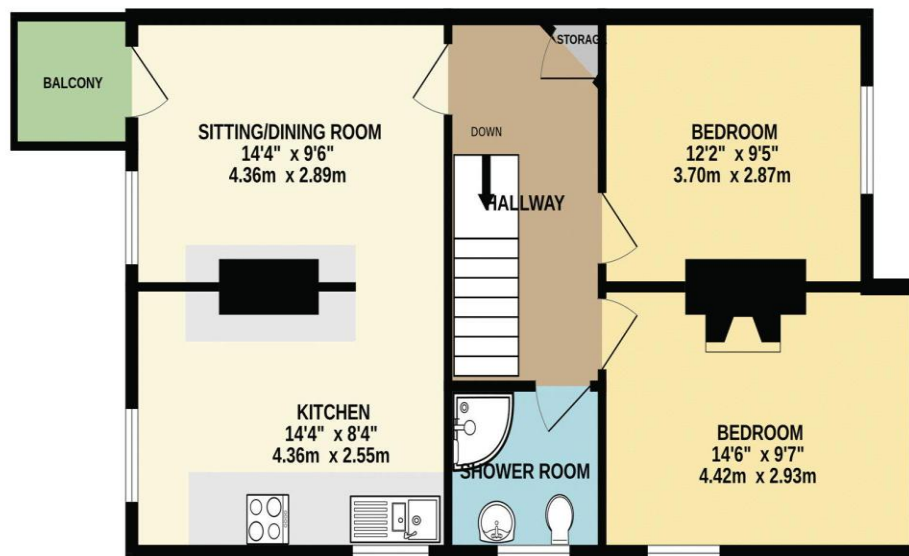
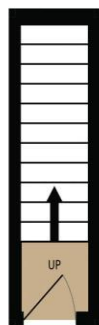




GROUND FLOOR
377 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.

2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.

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