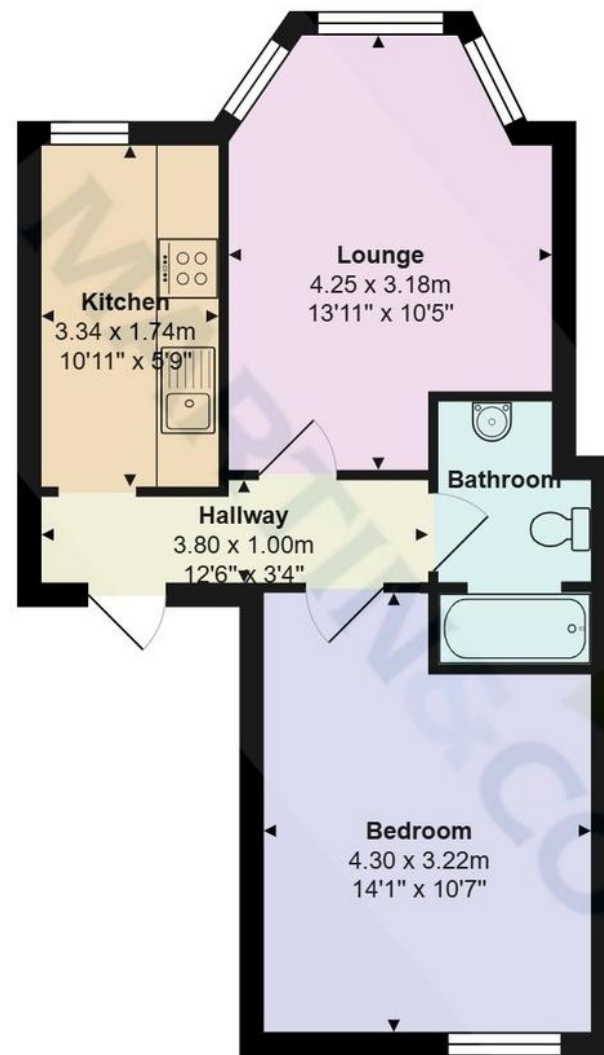


Property Location Fishermans Avenue, Southbourne

One of the main attractions of the location is its excellent access to the coast. Fishermans Avenue sits close to Fisherman's Walk, a wooded clifftop nature trail running between Fishermans Avenue and Portman Crescent, with access down to the beach via the zig-zag pathway or cliff lift. The surrounding Southbourne area is highly regarded for its relaxed coastal atmosphere, independent shops, cafés, restaurants and bars, centred around Southbourne Grove. The award-winning beach and extensive promenade provide opportunities for walking, cycling and outdoor activities, while nearby Hengistbury Head offers further access to open countryside and coastal walks.



Total Area: 38.3 m² ... 413 ft²

All measurements are approximate and for display purposes only



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, sellers(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.



Fishermans Avenue, Bournemouth

Asking Price Of £150,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

- Chain Free
- Coastal Location
- One Bed Apartment
- Double Bedroom
- On First Floor
- Bright Living Room
- Bay Windows
- Gas Central Heating
- Long Lease
- Opposite Park
- On Road Parking
- Pets Permitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

The property is a well-proportioned one-bedroom apartment. The property has a straightforward and practical layout, with a generous lounge, separate kitchen, spacious double bedroom, bathroom and central hallway. The hallway provides access to the principal rooms and creates a natural division between the living accommodation and bedroom. There is useful space around the entrance for coats, shoes and everyday storage.

The Lounge benefits from an unusual multi-sided configuration, giving it plenty of character and creating flexibility for furniture placement. The shape allows for a comfortable seating arrangement, with additional space for a media unit, occasional furniture or a small dining area. Multiple windows provide good natural light, while the room's generous proportions make it the principal entertaining and relaxation space within the apartment.

The kitchen is arranged efficiently along the length of the room and incorporates a fitted cooking area and sink, together with worktop and storage space. Its separate position is practical, keeping cooking and preparation away from the main living room. There is ample room for a double bed, bedside tables and a substantial wardrobe or additional bedroom furniture. The room's width and length provide flexibility for different furniture arrangements and give it a comfortable feel. The layout makes efficient use of the available space, with the bath positioned along the far wall and the WC and basin arranged alongside it. Its central position provides convenient access from both the bedroom and living accommodation.

The apartment's main strengths are the generous lounge and bedroom, with the separate kitchen providing useful division between cooking and living areas. The unusual shape of the lounge adds character and provides several options for furniture placement, while the central hallway creates a practical flow between the rooms.

Agent's Note's:

Tenure: Leasehold
 Lease: 118 Years Remaining
 Ground Rent: £100 Per Annum
 Service Charge: £1000 Per Annum
 Council Tax: Band: A
 EPC: C
 Holiday Lets: Not Permitted
 Pets: Permitted

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

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.

