



ARNEWOOD RD

Estate Agents



Auctioneers

Paisley Road, Southbourne, Bournemouth, Dorset, BH6 5ED

Guide price £262,500 – Leasehold

**Two Bedroom Ground Floor Flat | Porch | Modern Fitted Kitchen | Spacious Lounge | Three Piece Bathroom Suite
Storage Cupboards | Gas Central Heating | Double Glazing | Private Garden | Parking | Leasehold
150 Years Remaining On Lease | Within Easy Reach of Southbourne Grove | Short Drive To Award Winning Beaches
Viewing Highly Recommended**

Beautifully Presented Two-Bedroom Ground Floor Flat in Prime Southbourne Location. A beautifully presented two-bedroom ground-floor flat set within a charming character building, ideally located in the heart of Southbourne. Positioned on a bold corner plot, the property is approximately half a mile from the ever-popular Southbourne Grove shopping parade, the picturesque clifftops, and sandy beaches, and also falls within the catchment area of well-regarded local schools.

The flat offers bright and spacious accommodation throughout, enhanced by high ceilings, large, double-glazed windows, gas-fired central heating, and wrap-around gardens to the front and side. Approached via a driveway providing off-street parking for one car, the property benefits from a private entrance leading into a useful porch and inner lobby. Inside, the 11'10" x 9'3" kitchen/breakfast room is fitted with a range of units, has space for appliances, and offers room for a table and chairs, along with a serving hatch through to the main reception. The 11'10" x 11'2" reception room is a bright, welcoming space featuring two large front-aspect windows and a chimney breast. Both bedrooms are genuine doubles, filled with natural light, and include storage space in the chimney breast alcoves. The modern bathroom is stylishly finished with a white three-piece suite, including bath, WC, and wash hand basin, with contemporary brick-style tiling to the walls.

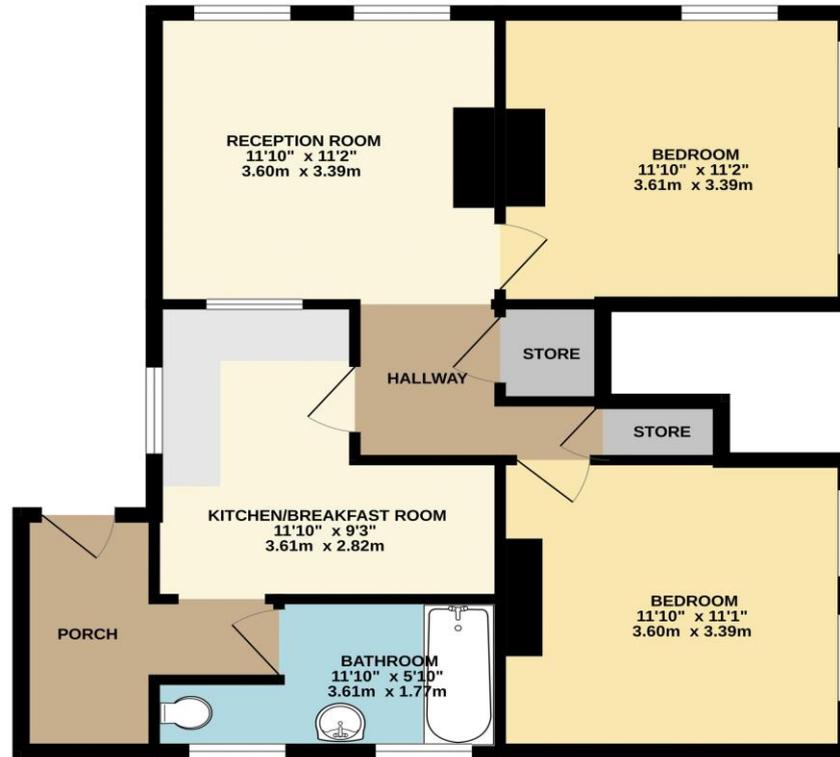
Externally, the flat enjoys its own private garden areas to the front and side, mainly laid to lawn with well-maintained shrub borders, and benefits further from its own off-street parking space. This is a wonderful opportunity to acquire a spacious and characterful home in one of Southbourne's most sought-after locations.

Tenure: Leasehold - 150 years remaining
Pets allowed with permission / No holiday lets
Ground Rent: Peppercorn
Service Charge: as and when
EPC Rating: 60 | D
Council Tax Banding: B





GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.5 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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