



Estate Agents



Auctioneers

Belle Vue Road, Southbourne, Bournemouth, Dorset, BH6 3AH

Guide Price £220,000 – Leasehold

**Ground Floor Flat | Hallway | Two Bedrooms | En-Suite To Master | Three Piece Bathroom Suite | Modern Kitchen
Living Room | Private Patio Area | Allocated Parking | No Onward Chain | Ideal First Time Purchase | Leasehold
Close To Hengistbury Head | Easy Access To Tuckton & Southbourne Grove | Viewing Advised**

Tucked away within the highly regarded Priory Court development on sought-after Belle Vue Road, this beautifully presented two-bedroom, two-bathroom ground floor apartment offers an exceptional combination of comfort, convenience and lifestyle appeal. Boasting a private westerly-facing patio, allocated parking and no onward chain, the property is perfectly suited to buyers seeking a stylish home in one of the area's most desirable locations. Priory Court is an attractive, purpose-built development, ideally positioned less than a mile from both Tuckton High Street and the vibrant hub of Southbourne Grove. The area benefits from a thriving mix of independent cafés, artisan bakeries, boutique shops and restaurants, creating a welcoming village-like atmosphere. Christchurch Town Centre is also easily accessible via Tuckton Bridge, providing a wider range of amenities and services. The surrounding area is celebrated for its natural beauty, with picturesque river walks along the Stour, easy access to Hengistbury Head, and expansive green spaces and coastal paths all within close reach.

The apartment itself offers a light-filled, thoughtfully designed interior tailored for modern living. The principal living space is a generous lounge-diner, providing ample room for both relaxed seating and formal dining. French doors open directly onto the private westerly-facing patio, drawing in natural light and creating a seamless connection between indoors and out. This sheltered outdoor space is perfectly oriented to enjoy the afternoon and evening sun, making it an ideal spot for quiet relaxation or entertaining guests. The separate kitchen is well-proportioned and practical, complementing the main living area while maintaining a sense of separation. The principal bedroom is a comfortable and peaceful retreat, complete with its own en-suite shower room. A second double bedroom offers flexible accommodation for guests, family or a home office, and is served by a well-appointed family bathroom.

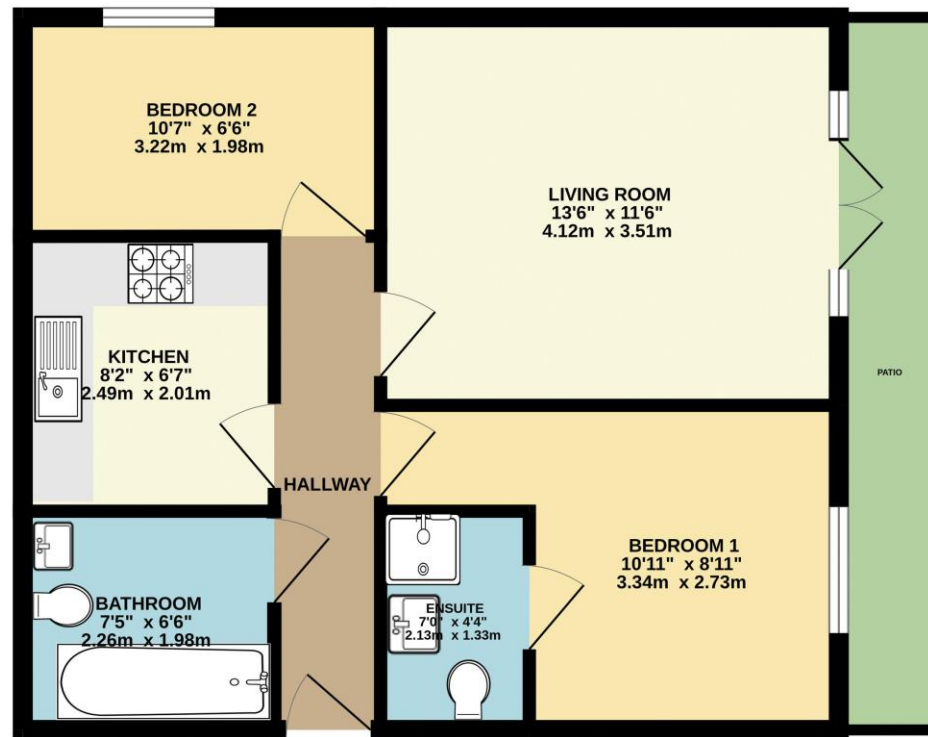
Externally, allocated parking provides added convenience, while the advantage of no onward chain ensures a smooth and straightforward purchase process.

Tenure: Leasehold - 104 years remaining
Service Charge: £2,653.52 per annum
Ground Rent: £250.00 per annum
Council Tax Band: B
EPC Rating: 78 | C





GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 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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