



100a Broadway

DenisonS

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Southbourne, BH6 4EH

£235,000

A fantastic opportunity to purchase this top floor flat with huge potential, located in a highly sought-after coastal area, just a short walk from Hengistbury Head and the beautiful Southbourne Beach. This well-presented flat offers two spacious double bedrooms and a good size loft room, providing flexible accommodation and excellent scope for improvement. Situated in a peaceful and popular neighbourhood, this is a great flat in a sought-after coastal location, ideal as a first-time home, buy-to-let investment, or private holiday retreat. The property benefits from outside storage and a private off-road parking space/courtyard—a rare and valuable feature in this area. It's also conveniently located within walking distance of local shops, cafes, and essential amenities. The flat is offered to the market with no onward chain and has 123 years remaining on the lease. There is no ground rent and no regular maintenance charges—costs are shared between owners only as and when work is required. This is a fantastic opportunity to secure a property with real potential in one of the South Coast's most desirable locations. Please note: Holiday lets are not permitted under the lease. 123 Years Left On The Lease - No Ground Rent - No Maintenance Payments - Cost is shared as and when work is necessary.



Entrance Hall

Utility room

Kitchen 9' 11" x 8' 2" (3.02m x 2.49m)

Family Bathroom 6' 7" x 5' 8" (2.01m x 1.73m)

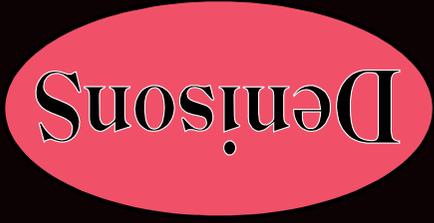
Bedroom Two 13' 6" x 8' 11" (4.11m x 2.72m)

Bedroom One 12' 4" x 11' 10" (3.76m x 3.60m)

Lounge 16' 1" x 11' 10" (4.90m x 3.60m)

Parking





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		



100a Broadway

Ground Floor
 Approximate Floor Area
 71 sq. ft
 (6.60 sq. m)

Boiler/Utility
 Hall

First Floor
 Approximate Floor Area
 690 sq. ft
 (64.10 sq. m)

Bathroom
 (2.00m x 1.73m)
 (6'7" x 5'8")

Approx. Gross Internal Floor Area 761 sq. ft / 70.70 sq. m
 Produced by Elements Property