



Grand Avenue, Southbourne, Bournemouth, BH6 3SY

Offers In Excess Of £400,000 – Share of Freehold

**Well Presented Two Bedroom, Two Bathroom First Floor Flat, Located Between Seafront and Shops | Lounge | Balcony
Dining Area | Kitchen/Breakfast Room | Two Double Bedrooms | En-Suite Shower Room | Family Bathroom
Allocated Parking | No Onward Chain**

Stylish Two Bedroom, Two Bathroom Apartment – Share of Freehold. Perfectly positioned between Southbourne's award-winning beaches and the popular Southbourne Grove, this beautifully presented two-bedroom, two-bathroom first-floor apartment offers spacious and modern accommodation in one of the area's most desirable settings. The property is offered with a Share of Freehold and no onward chain.

Accessed via a secure communal entrance with both lift and stairs to the first floor, the apartment opens into a generous hallway with doors to all principal rooms. The bright living room features a large bay window and sliding doors leading to a sunny private balcony, ideal for enjoying the afternoon sun. There is an opening through to a dining area, creating a comfortable and sociable living space. The modern fitted kitchen offers a range of gloss-fronted units, ample worktop space, and integrated appliances, including a built-in oven, gas hob, extractor, dishwasher, washing machine, fridge/freezer, and wine fridge.

The main bedroom is a generous double with plenty of space for furniture and benefits from a modern en-suite shower room with WC and basin. The second bedroom is also a good-sized double. The main bathroom has been tastefully finished with a walk-in shower, WC, wash basin with vanity storage, and extractor fan.

Outside, there are well-kept communal gardens and allocated parking for one vehicle. Viewing is highly recommended.

This superb apartment combines comfort, style, and convenience, perfectly placed for both the seafront and Southbourne Grove's cafés, bars, and shops.

Tenure: Share of Freehold
Service Charge: £750.00 per quarter
Council Tax Banding: D
EPC Rating: 82 | B







Total Area: 106.5 m² ... 1147 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

