
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Belle Vue Road, Southbourne, Bournemouth, Dorset, BH6 3BB
Guide Price £230,000 – Leasehold

Two-Bedroom First Floor Flat | Hallway | Landing | Kitchen | Bathroom | Living Room | Driveway Parking | Leasehold
Close To Local Shops & Amenities | Within Easy Reach Of Hengistbury Head | Ideal First Time Purchase | Viewing Advised

Situated in the highly sought-after location of Belle Vue Road, Tuckton, this spacious two-bedroom first floor flat offers well-proportioned accommodation and an enviable coastal setting. The property is ideally positioned for the beautiful surroundings of Hengistbury Head and Tuckton High Street, which offers an excellent selection of shops, cafés, bars and restaurants. The historic market town of Christchurch, with its wealth of amenities and leisure facilities, is also just a short distance away, along with the stunning local beaches and coastline.

The property benefits from its own private entrance, with a front door leading into a welcoming hallway, offering useful space for coats and shoe storage. Stairs rise to a bright and airy landing, with doors leading to all principal rooms. The living room is a particularly comfortable and inviting space, easily accommodating a range of lounge furniture and providing an ideal setting for relaxing or entertaining family and friends. The good-sized kitchen/breakfast room offers ample cupboard and worktop space and is fitted with a built-in oven and hob, overhead extractor fan and sink. There is additional space for a freestanding fridge freezer and under-counter washing machine, together with sufficient room for a table and chairs, making it a practical space for everyday dining.

There are two well-proportioned double bedrooms. The principal bedroom overlooks the rear of the property and offers plenty of room for wardrobes, a chest of drawers and bedside furniture. The second bedroom is also a good-sized double, offering flexibility as a guest bedroom, child's bedroom or home office. The bathroom comprises a P-shaped bath, wash hand basin and WC. Two windows provide plenty of natural light as well as excellent natural ventilation. To the front of the property is a shingled driveway providing useful off-road parking.

An ideal first-time purchase or investment opportunity, this spacious and versatile flat enjoys a highly desirable location close to the coast and a variety of local amenities. Early viewing is strongly recommended to fully appreciate the accommodation, location and lifestyle on offer.

Tenure: Leasehold (approximately 960 years remaining)
Ground Rent: Peppercorn (Pets allowed with permission)
Service Charge: £300.00 per annum (approx.)
Building Insurance: £327.53 per annum
EPC Rating: to be confirmed
Council Tax Band: B







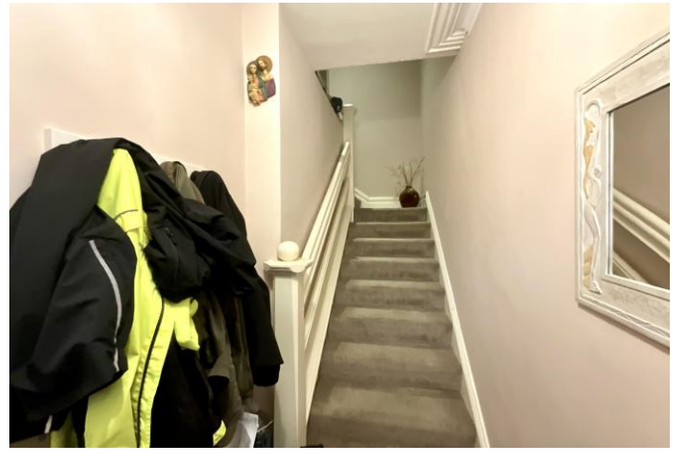






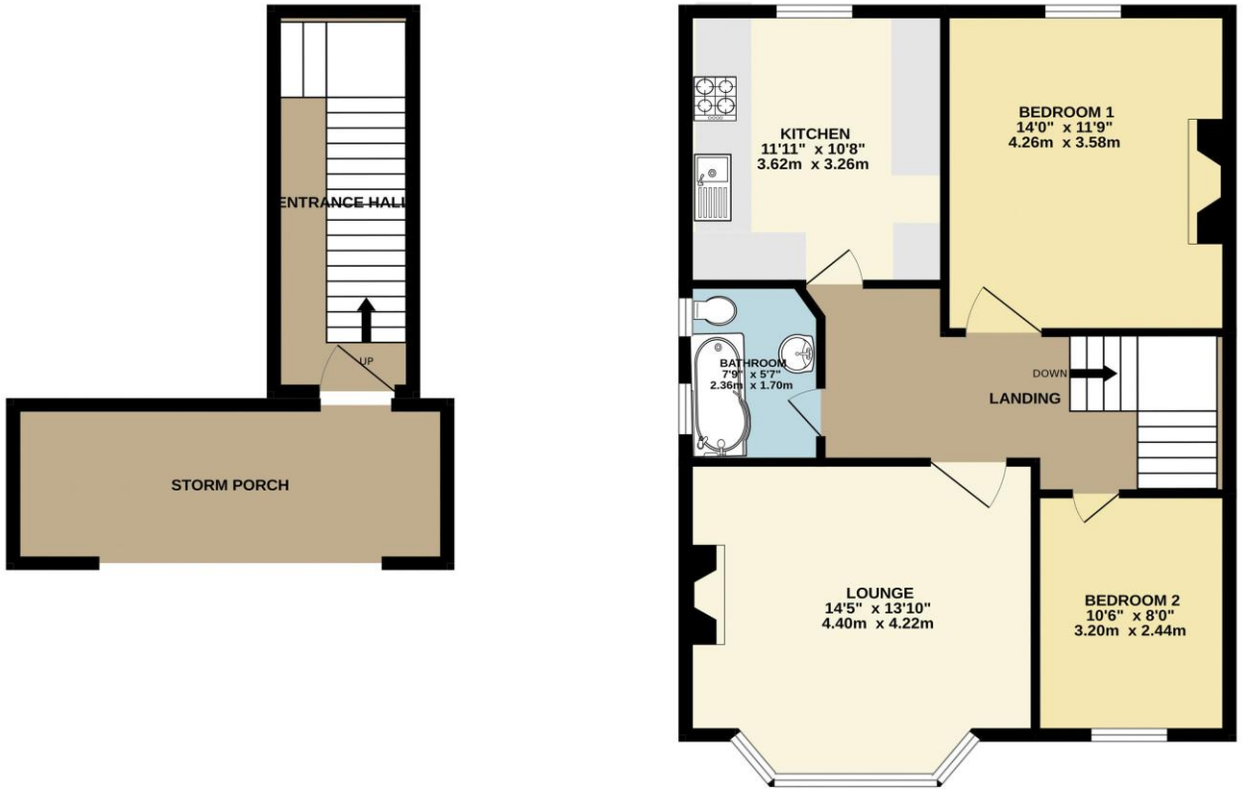






GROUND FLOOR
218 sq.ft. (20.3 sq.m.) approx.

1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



287A BELLE VUE ROAD!

TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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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

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