



Estate Agents



Auctioneers

Parkbourne Court, Parkwood Road, Southbourne, Bournemouth, Dorset, BH5 2BW

Guide Price £265,000 - Share of Freehold

**Split Level Two-Bedroom Two-Bathroom Maisonette | Communal Entrance | Hallway | 19ft Open Plan Living Room & Kitchen
Modern Shower Room & Wc | Stairs To Second Floor | 18ft x 17ft Master Bedroom | Second Double Bedroom
Modern Bathroom | Private Rear Garden | Allocated Parking | Share Of Freehold**

A beautifully presented two-bedroom, two-bathroom split-level maisonette, ideally situated just a short walk from Southbourne Grove's bustling shopping parade, with its excellent selection of local shops, bars and restaurants. The stunning clifftops and beaches below are also approximately one mile away.

Originally built in 2006, the development comprises just four properties and the maisonette has been stylishly upgraded by the current owners to create a modern and comfortable home. The accommodation includes a spacious open-plan lounge and kitchen, with a contemporary kitchen featuring a built-in oven and hob together with an integrated fridge-freezer. The property benefits from gas central heating, with a new boiler installed in 2026, as well as new flooring fitted in 2025. There is a modern shower room and WC, in addition to a separate modern bathroom and WC.

The impressive master bedroom measures approximately 18ft x 17ft and benefits from useful storage, while the second bedroom is also a comfortable double.

Externally, the property enjoys a particularly attractive private rear garden measuring approximately 30ft x 30ft. Professionally landscaped, the garden features a large patio and enjoys a secluded yet sunny aspect, making it an ideal space for outdoor entertaining or simply relaxing.

There is also allocated parking for one car. With its stylish presentation, generous accommodation, private landscaped garden and excellent position close to Southbourne Grove and the coast, this is an appealing home in a highly convenient location.

Tenure: Share of Freehold

Service Charge: approx. £1,050 per annum (Pets considered)

Council Tax Banding: B

EPC Rating: to be confirmed





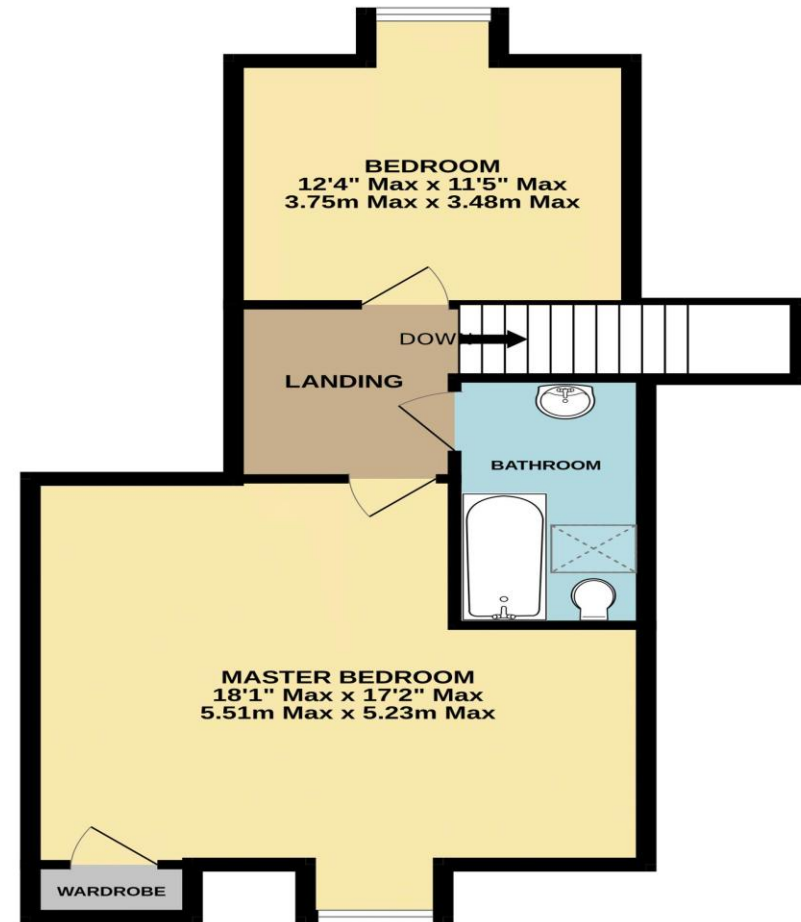
FIRST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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SECOND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



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