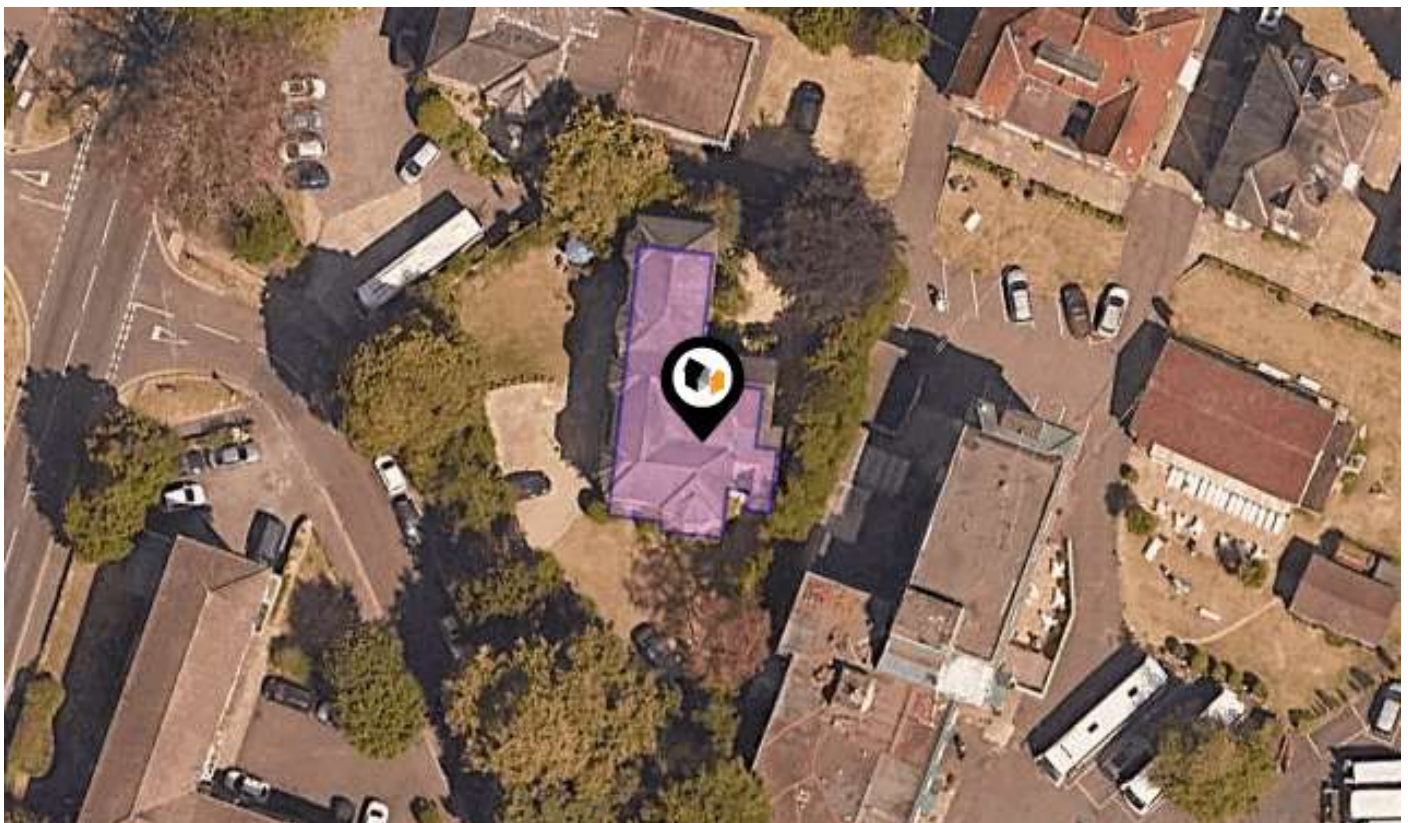




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 03rd June 2026



**FLAT 1, 8, SUFFOLK ROAD SOUTH, BOURNEMOUTH, BH2
6AZ**

Landwood Group

77 Deansgate Manchester M3 2BW

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Property

Type:	Flat / Maisonette	Last Sold Date:	29/05/2002
Bedrooms:	2	Last Sold Price:	£81,000
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft²:	£97
Plot Area:	0.06 acres	Tenure:	Leasehold
Year Built :	1900-1929	Latest FENSA Work:	04/03/2013 - 5 windows, 1 door 18/04/2011 - 1 window
Council Tax :	Band A		
Annual Estimate:	£1,624		
Title Number:	DT146418		
UPRN:	10013449272		
Restrictive Covenants:	Yes		

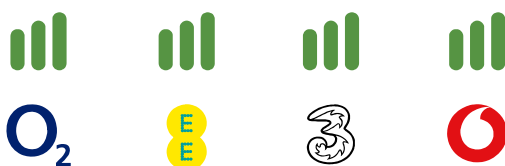
Local Area

Local Authority:	Bournemouth christchurch poole
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Flat 1, 8 Suffolk Road South, BOURNEMOUTH, BH2
6AZ

Energy rating

D

Valid until 02.03.2036

Certificate number
0774-3059-2207-0406-5200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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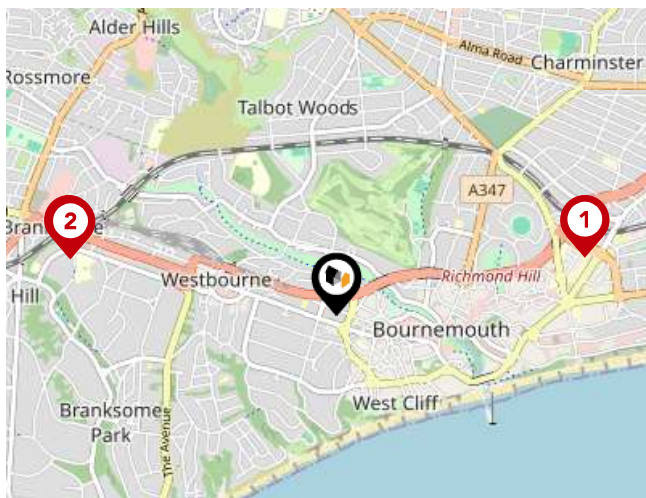
Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	59 m ²

Area

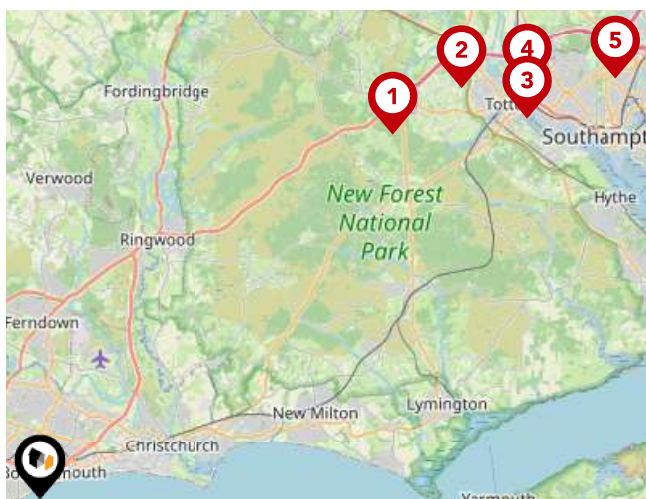
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Bournemouth Rail Station	1.2 miles
2	Branksome Rail Station	1.28 miles
3	Branksome Rail Station	1.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M27 J1	18.99 miles
2	M27 J2	22.08 miles
3	M271 J1	23.18 miles
4	M27 J3	23.88 miles
5	M27 J4	26.68 miles

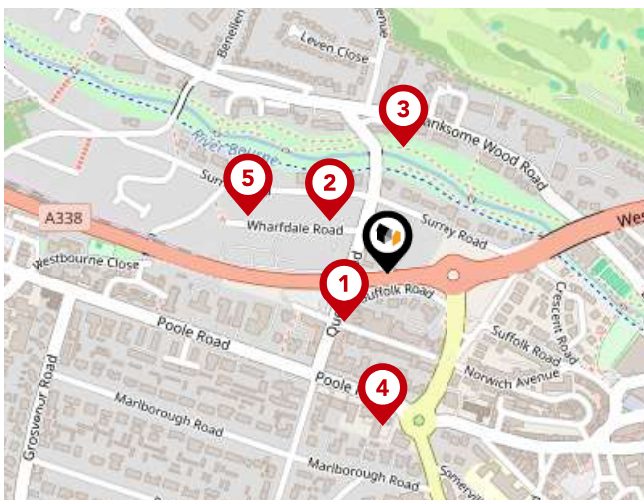


Airports/Helipads

Pin	Name	Distance
1	Bournemouth International Airport	4.53 miles
2	Southampton Airport	28.02 miles
3	North Stoneham	28.02 miles
4	Bristol Airport	58.11 miles

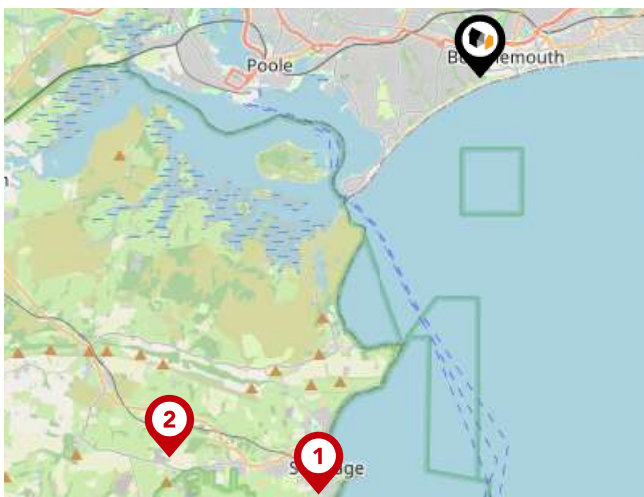
Area

Transport (Local)



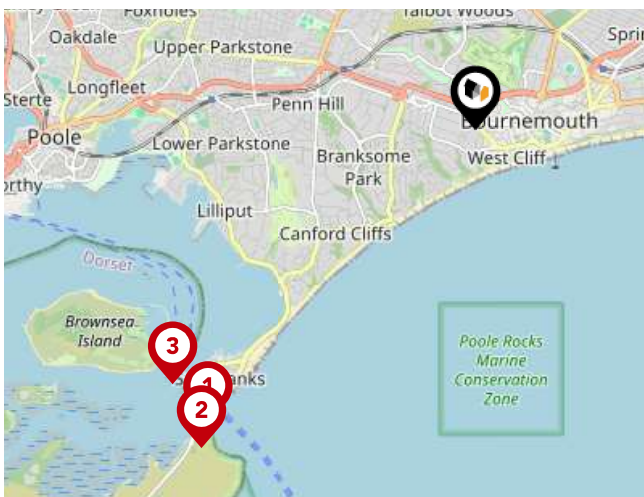
Bus Stops/Stations

Pin	Name	Distance
1	Suffolk Road	0.08 miles
2	River Court	0.09 miles
3	Branksome Wood Gardens	0.15 miles
4	Queens Road	0.18 miles
5	Surrey Road South	0.18 miles



Local Connections

Pin	Name	Distance
1	Swange (Swange Railway)	8.4 miles
2	Harman's Cross (Swange Railway)	9.23 miles



Ferry Terminals

Pin	Name	Distance
1	Sandbanks Ferry Terminal	3.75 miles
2	Shell Bay Ferry Terminal	3.94 miles
3	Brownsea Island Ferry Landing	3.72 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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