



Estate Agents



Auctioneers

Fern Lodge, Southern Road, Southbourne, Bournemouth, BH6 3TH

Guide Price £325,000 – Leasehold

**Two-Bedroom Ground Floor Garden Flat | Great Location Between Sea & Shops | Own Private Entrance | Hallway
Two Bedrooms | Modern Bathroom | 15' x 15' Reception Room | Modern Kitchen | Rear Garden with Patio | Allocated Parking**

A well-presented two-bedroom ground floor garden apartment, ideally positioned between the seafront and the vibrant Southbourne Grove, renowned for its excellent selection of independent cafés, restaurants and local amenities. Situated at the top of the road are Southbourne's picturesque clifftops, providing direct access to the area's award-winning sandy beaches and scenic coastal walks, making this an exceptional location for those seeking a coastal lifestyle.

Forming part of a character conversion completed in 2004, the property benefits from its own private entrance and offers well-proportioned accommodation throughout. Upon entering, the entrance hall provides access to all principal rooms. The impressive 15' x 15' reception room is both bright and spacious, featuring Bi-Fold doors that open directly onto the rear garden. The open-plan kitchen is fitted with a comprehensive range of modern wall and base units, incorporating built-in appliances and providing space for a dining table and chairs. The principal bedroom benefits from fitted wardrobes, while the second bedroom is a comfortable double. A modern bathroom, fitted with a stylish three-piece suite, completes the accommodation.

Outside, the property enjoys a generous rear garden with a large patio area, shingles and well-stocked borders, providing an ideal space for outdoor dining and relaxation. Further benefits include a garden shed, communal bike store, allocated parking, gas central heating and UPVC double glazing throughout.

Please note that the management company provides a reimbursement if there are surplus funds.

Tenure: Leasehold - 104 years remaining on lease

Service Charge: Varies between £678.92 - £806.41 half yearly charge.

Ground Rent: £134.15 annually

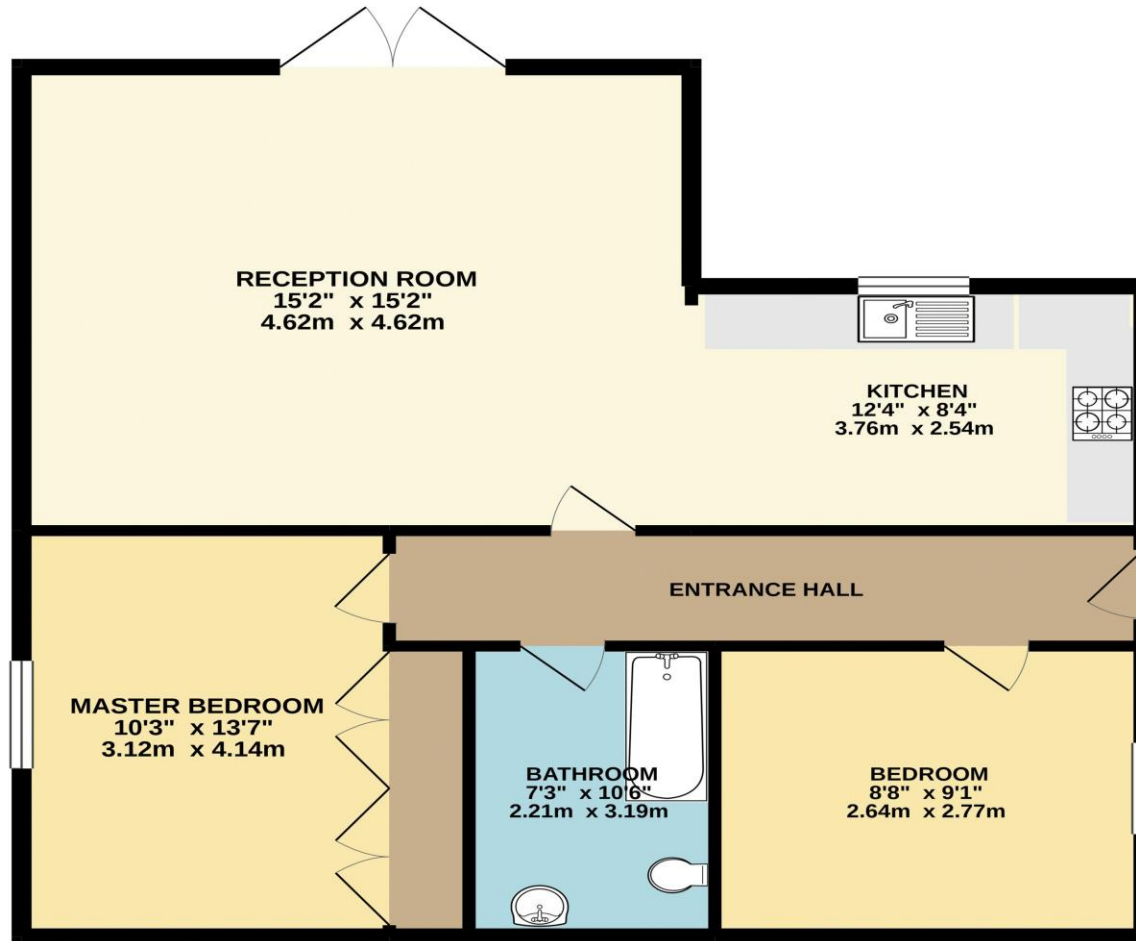
Council Tax Banding: C

EPC Rating: 71 | C





GROUND FLOOR
931 sq. ft. (86.5 sq. m.) approx.



TOTAL FLOOR AREA : 931 sq. ft. (86.5 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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