



Estate Agents



Auctioneers

Tall Trees, Belle Vue Crescent, Southbourne, Bournemouth, BH6 3BW

Guide Price £140,000 – Share of Freehold

**Ground Floor Flat | One Bedroom | Communal Entrance Hall | Open Plan Kitchen/Lounge | Walk-In Wet Room
Communal Gardens | Allocated Parking | Share of Freehold | No Onward Chain | In Need Of Modernisation
Ideal Investment/First Time Purchase | Popular Location | Close To Shops & Beach**

Offered to the market with no onward chain, this charming one-bedroom ground floor character flat is situated in the sought-after Belle Vue Crescent area of Southbourne. Ideally located within easy reach of award-winning Blue Flag sandy beaches, the property is also close to Tuckton High Street, offering a wide range of local amenities. Nearby attractions include Hengistbury Head, Southbourne Grove, and the historic market town of Christchurch, known for its shops, restaurants, bars, and cafés.

The flat is accessed via a communal entrance and opens into a spacious open-plan kitchen/lounge featuring a bay window overlooking the communal gardens. While the property would benefit from some updating, the kitchen offers a good range of worktop and cupboard space with plenty of potential. Leading on from the kitchen is a well-proportioned bedroom, also offering scope for improvement. The accommodation further comprises a wet room fitted with an overhead shower attachment, a wash basin, and WC.

Additional features include built-in wardrobes, an airing cupboard, and doors providing direct access to the communal gardens. Further benefits include gas central heating, double glazing, allocated parking for two vehicles, and pets permitted, subject to permission. The rear communal garden is mainly laid to lawn and enclosed by fencing and mature planting. A rear access gate leads directly onto Foxholes Road, providing convenient access into Tuckton.

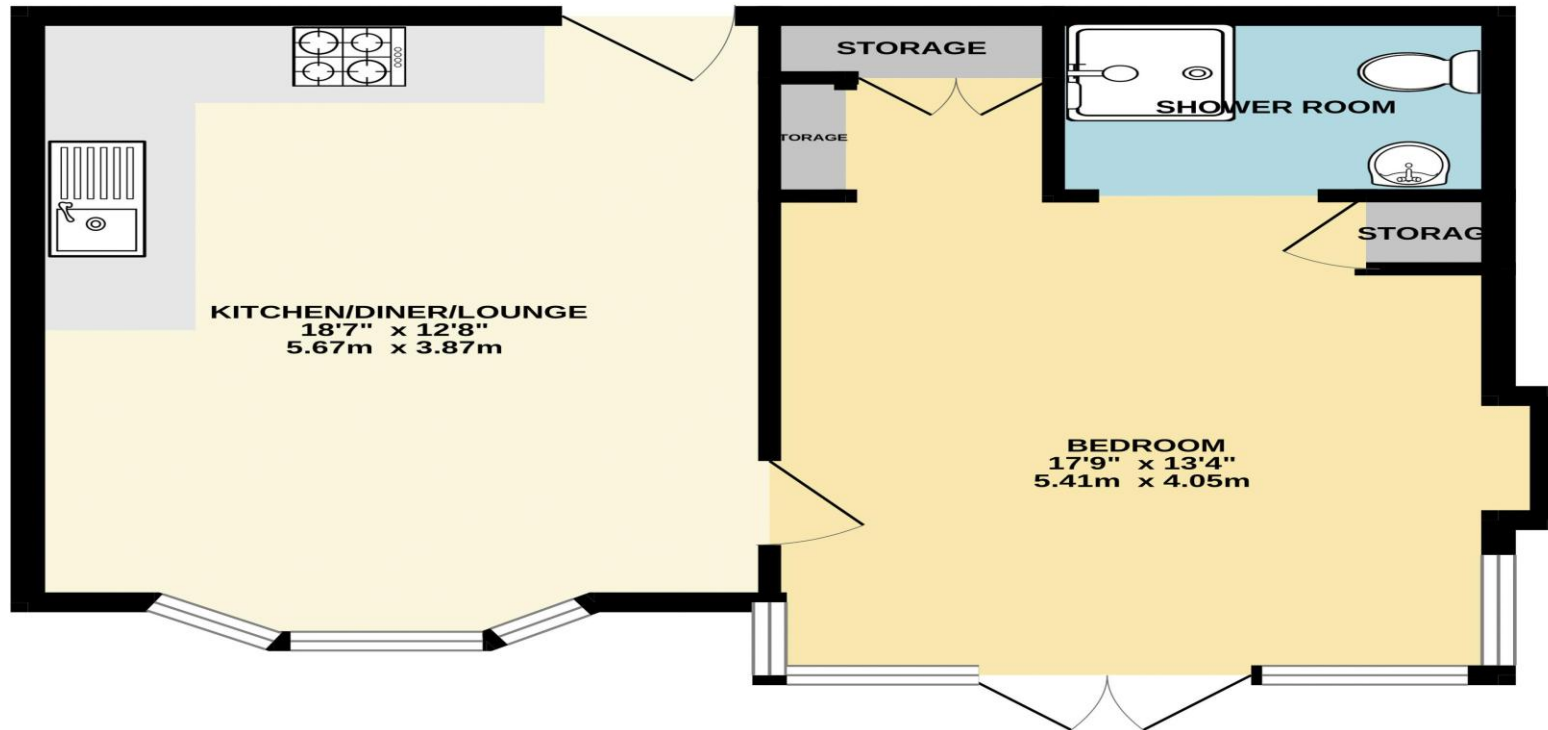
Whether you are looking for your first home, a coastal retreat, or an investment opportunity, this well-located flat offers fantastic potential in a highly desirable area.

Tenure: Share of Freehold – 999 years remaining on lease
Service Charge: £489.44 (paid quarterly)
EPC Rating: to be confirmed





GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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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