

**96a, Howeth Road,  
Bournemouth, BH10 5ED**



# Property overview

**Guide Price £225,000**

A well-presented first-floor two double-bedroom garden flat in Howeth Road, Bournemouth.

Convenient for Redhill Park (0.6 miles), local pre, primary and secondary schools, Turbary Retail Park (2.1 miles), the popular amenities, restaurants and shops of Winton High Street (1.0 miles), Bournemouth University (1.3 miles) as well as travel routes to Bournemouth (3.3 miles), Poole (4.7 miles) and Southbourne (6.3 miles).

The accommodation offers a hallway, two double bedrooms, a shower room, a lounge/diner, a modern kitchen, a rear hall/lobby with storage cupboard, and a staircase/back door giving access to a private rear garden.

Externally, there is a private c.48 ft garden, and an allocated section of driveway with space for 1-2 cars in tandem.

The property also benefits from a storage shed (currently used as a home gym area and storage), no regular service charge, a share of the freehold with a remainder of a 999-year lease.



# Accommodation

## **Front External:**

Vehicular access from Howeth Road, driveway parking, communal side path to rear garden, front door to:

## **Entrance Hall: 14' 0" max into stairwell x 2' 11" max (4.26m x 0.89m)**

Light point, stairs to the first floor.

## **Landing/Hall:**

Split-level accommodation, obscured window to side aspect, space for coats/shoes, radiator, doors to accommodation.

## **Lounge/Diner: 15' 11" max into bow bay window x 11' 10" max (4.85m x 3.60m)**

Bow bay window to front aspect, picture rail, radiator, internet point.

## **Kitchen: 11' 2" max x 7' 0" max (3.40m x 2.13m)**

Window to side aspect, radiator, range of eye and base level units, integrated oven/grill with gas hob and extractor over, 1 1/2 bowl composite sink/drainage with mixer tap over, space for appliances (washing machine, full-sized fridge/freezer), door to rear lobby and high-level door to:

## **Pantry Cupboard: 3' 0" x 2' 5" (0.91m x 0.74m)**

Window to rear aspect, shelving, providing storage.

## **Bedroom One: 12' 1" x 11' 11" (3.68m x 3.63m)**

Window to rear aspect, radiator, doors to:

## **Storage Cupboard: 1' 11" x 1' 7" (0.58m x 0.48m)**

Providing storage and housing gas fired combination boiler.

## **Bedroom Two: 11' 3" max into recess x 10' 3" (3.43m x 3.12m)**

Spotlights, window to the front aspect, radiator.

## **Shower Room: 7' 9" x 4' 2" (2.36m x 1.27m)**

Spotlights, ceiling-mounted extractor fan, obscured window to side aspect, part tiled walls, shower enclosure with inset shower controls, handheld attachment and rainfall shower head over, ladder style towel radiator, wash hand basin with storage below and mirrored cabinet above, WC.

## **Rear Lobby: 11' 9" max into stairwell x 2' 7" (3.58m x 0.79m)**

Stairs to back door, door to:

## **Storage Cupboard: 3' 9" x 2' 7" (1.14m x 0.79m)**

Shelving providing storage, window to rear aspect, housing gas meter.

## **Shed (Split into two sections):**

### **Section One: 9' 8" x 3' 0" (2.94m x 0.91m)**

Sloped ceiling, light point, shelving, providing storage.

### **Section Two: 9' 8" x 6' 10" (2.94m x 2.08m)**

(Currently set up as a home gym) Light point, sloped ceiling, window onto garden, consumer unit.

## **Private Garden:**

C.49ft, enclosed by fence and foliage, laid to shingle, patio, plant beds, patio section at the rear, raised plant beds, double doors to shed.

## **Tenure:**

Share of freehold with remainder of 999-year lease (from 1995).

## **Tenure:**

50/50 'as and when' with the ground floor flat.

## **Ground Rent:**

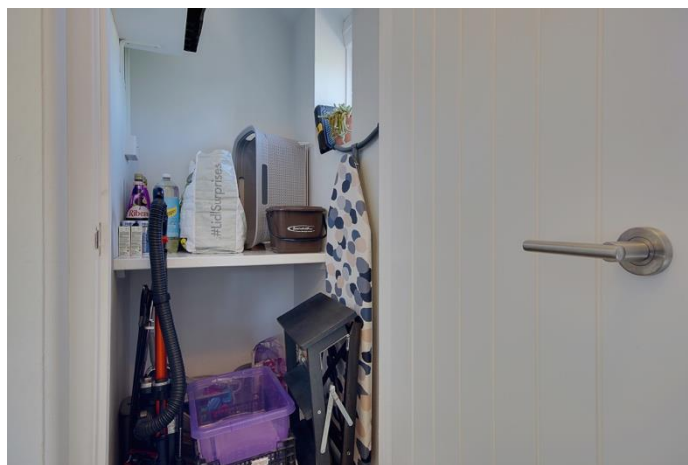
Peppercorn (£0)

## **Buildings Insurance:**

Most recently £420.04 + £20 admin fee, paid 50/50 with downstairs (£220.02 per annum per flat)

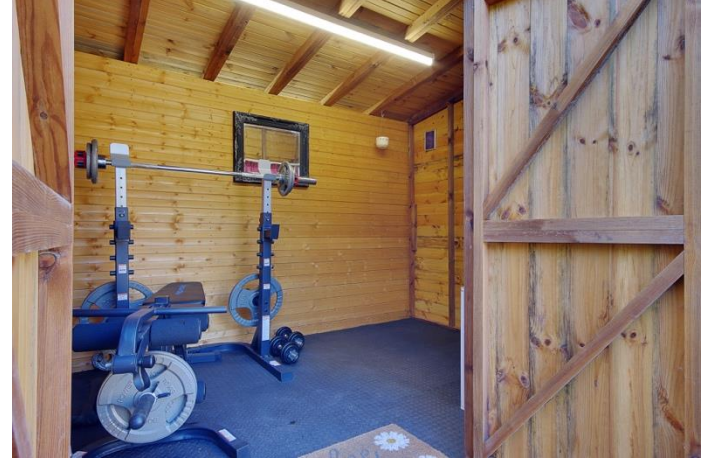
# Photography













# Floor Plan

# EPC

19/03/2026, 12:23

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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## Energy performance certificate (EPC)

96a, Howeth Road BOURNEMOUTH BH10 5ED	Energy rating	Valid until:	7 June 2030
	<b>D</b>	Certificate number:	0769-2858-6368-2300-8401

Property type	Top-floor flat
Total floor area	62 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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