



**Connells**

Seabourne Road  
Bournemouth



## Property Description

Connells Southbourne present an ideal opportunity to purchase this four bedroom duplex within 300 meters of Southbourne Grove and is within 0.8 miles of Fishermans Walk Beach. Briefly the accommodation comprises; Kitchen / breakfast room, separate sitting room, shower room and further cloakroom. The property is accessed via a metal staircase at the rear of the building and here you will find the allocated parking space.

Pokesdown is a popular suburb of Bournemouth and located between Southbourne and Boscombe where there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway Station is 300 meters away and is served by South Western Railway, who operate services from London Waterloo to Weymouth.

## Approach

The entrance to this property can be found on the corner of Daracott Road. An external staircase leads to the first floor apartment.

## Kitchen / Diner

17' 8" x 12' 6" ( 5.38m x 3.81m )  
Double glazed window to the rear aspect. There are a range of matching wall and base units with wood block effect laminate work

tops over and inset stainless steel sink and drainer unit. There is a four ring induction hob with cooker hood over and stainless steel splash backs and integrated electric oven underneath. Integrated fridge/freezer and dishwasher. Space and plumbing for a washing machine. Part tiled walls. Radiator.

## Sitting Room

19' x 12' 10" ( 5.79m x 3.91m )

Double glazed window to the front aspect. Two radiators. Telephone & TV Points. There is a built in pull out bed/cabinet unit.

## Second Floor Landing

Airing cupboard with shelving. Doors to all rooms.

## Bedroom 1

13' 1" x 11' 11" max ( 3.99m x 3.63m max )

Double glazed window to the front aspect. Radiator. TV Point.

## Bedroom 2

13' 2" x 12' 1" max ( 4.01m x 3.68m max )

Double glazed window to the front aspect. Radiator. TV Point.

## Bedroom 3

11' 4" x 9' 11" ( 3.45m x 3.02m )

Double glazed window to the rear aspect. Radiator. TV Point.

## Bedroom 4

9' 7" x 8' 11" ( 2.92m x 2.72m )

Double glazed window to the rear aspect.  
Cupboard housing the gas central heating boiler. Radiator.

## Shower Room

Three piece suit comprising a large shower enclosure with rainfall shower and mixer taps, wash hand basin with vanity unit and low level WC. Chrome ladder towel rail. Extractor fan. Fully tiled.

## Outside

There is allocated parking at the rear.

## Agents Notes:

The Sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

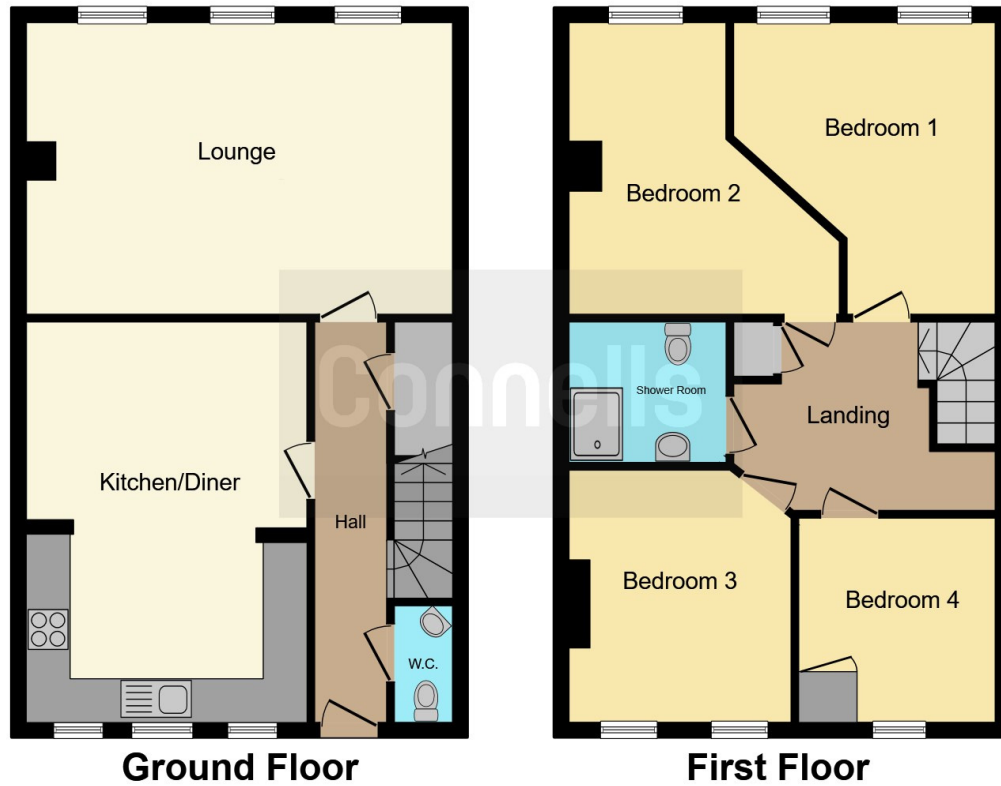
Lease:125 years from July 2011

Service Charge: £2506.98 per annum

Ground Rent: £250 per annum

Council Tax: Band C - BCP Council





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBN305938](http://connells.co.uk/Property/SBN305938)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SBN305938 - 0004