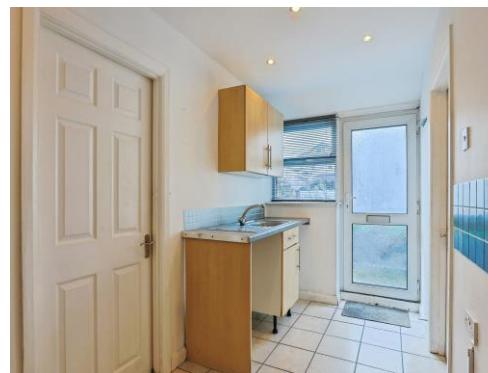




77b Southbourne Grove  
BOURNEMOUTH



## Property Description

Forget endless searches for the perfect foothold in a thriving community; this superb one-bedroom ground floor apartment places the vibrant pulse of Southbourne Grove practically on your doorstep. Located just a two-minute stroll from boutique shops, acclaimed eateries, and daily amenities, this property is not just a home—it's an asset. Representing the quintessential first-time buy or a high-demand, low-hassle buy-to-let investment, the practical benefits begin the moment you arrive. Enjoy the independence afforded by a private entrance, coupled with the security of a substantial 147-year lease. Inside, the functional layout is configured for modern living, boasting efficient gas-fired central heating and UPVC double glazing to minimize running costs. The cozy living room offers a welcoming atmosphere, centered around a charming feature fireplace that promises future decorative potential, while a generously proportioned double bedroom serves as a peaceful retreat. With the hassle-free advantage of being offered with no onward chain, this smart, well-positioned apartment is ready for immediate acquisition, offering a seamless entry into one of the area's most sought-after locations.

## Agents Notes;

Lease: 189 years from 24 June 1983

Service Charge: As & When Basis

Ground Rent: £0

Council Tax: Band A - BCP Council

## Sitting Room

11' 3" x 12' 4" ( 3.43m x 3.76m )

## Kitchen

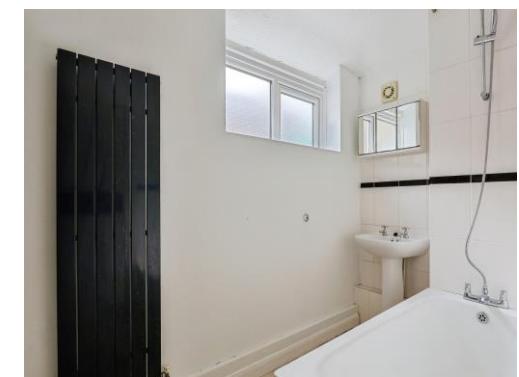
12' 6" x 6' ( 3.81m x 1.83m )

## Bedroom

11' 3" x 10' 11" ( 3.43m x 3.33m )

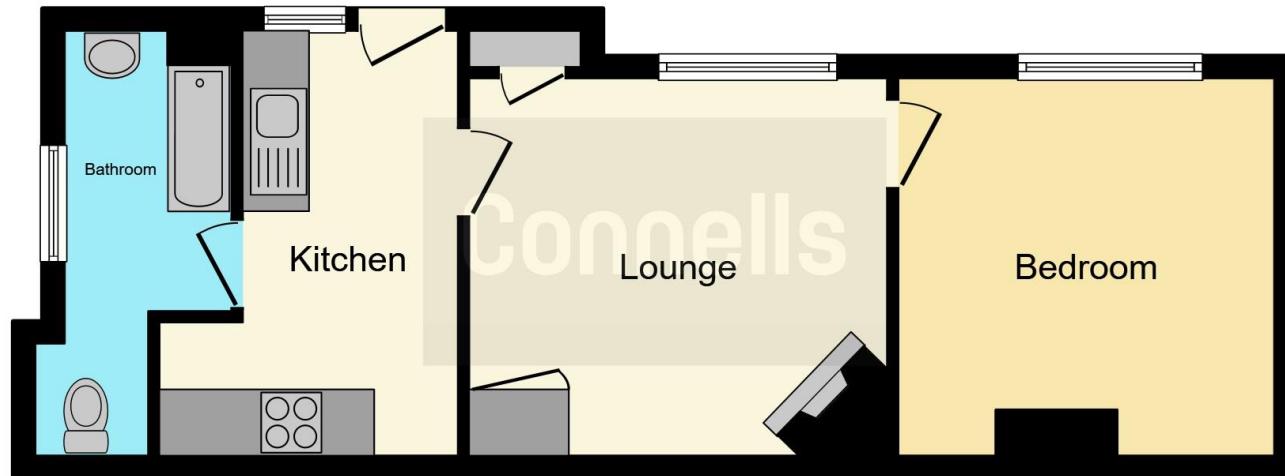
## Bathroom

8' 7" x 4' 10" ( 2.62m x 1.47m )









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

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: C  
 Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/SBN306453\]\(http://viewthispropertyonline.connells.co.uk/Property/SBN306453\)](http://viewthispropertyonline.connells.co.uk/Property/SBN306453)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBN306453 - 0003