





Flat (EPC Rating:)

FLAT 3 454 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH1 4BA

Offers In The Region Of

£255,000

FEATURES

3 1 1

Whites Estates
Bill Atherton Estate Agents

3 Bedroom Flat located in Bournemouth

Three-Bedroom Split-Level Maisonette with Parking

Close to Boscombe Gardens & the Beach

Whites Estates are delighted to offer for sale this attractive and spacious three-bedroom flat, ideally positioned within a short walk of Boscombe Gardens, the seafront, and local amenities. The property also benefits from excellent transport links, including nearby bus routes and Bournemouth train station within walking distance.

Arranged over two floors, the flat offers generous accommodation with a layout more commonly associated with a house. Additional highlights includes off-road parking, and a modern, well-presented interior throughout.

Accommodation

Upon entry, a welcoming hallway provides access to the main living areas, including the lounge, kitchen, and third bedroom, as well as a useful airing cupboard for storage.

The generously sized lounge is bright and airy, featuring high ceilings, a large bay window, and an attractive white mantel fireplace, creating a pleasant and comfortable living space. A door leads through to the kitchen/ breakfast room, which can be closed off if desired.

The kitchen is generously sized and fitted with modern high-gloss units, wood-effect vinyl flooring, and large windows allowing plenty of natural light. It includes an electric oven, gas hob, ample worktop space, and room for a dining table-ideal for both everyday use and entertaining.

The third bedroom is a well-proportioned single room, currently ideal as a home office or guest room, with a large window providing excellent natural light.

Stairs lead to the upper floor, where there are two spacious double bedrooms and a modern bathroom. The bathroom is fitted with a bath and overhead shower and benefits from Velux windows. Both bedrooms are well presented with white-painted walls and plush grey carpeting, while the master bedroom also offers built-in storage. Further storage is available within the eaves.

The property benefits from gas central heating throughout.

Key Features

Three-bedroom split-level flat

Off-road parking

Spacious lounge with bay window and fireplace

Modern kitchen with dining space

Close to Boscombe Gardens and the beach

Excellent transport links

Gas central heating

Lease & Charges

Lease: Approximately 153 years remaining

Ground Rent: Peppercorn

Service Charge: Approx. £600 per annum

Additional Information

EPC Rating: D (as of 02/02/2026)

Council Tax Band: B (as of 02/02/2026)

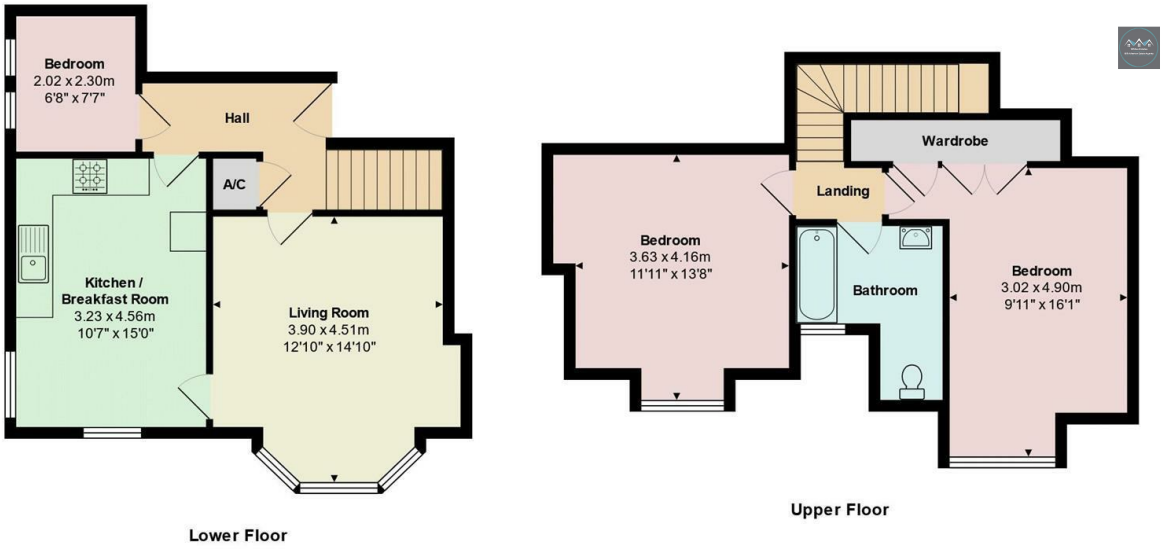
Prospective purchasers will be required to provide identification documentation at a later stage. Your cooperation in this matter will help prevent any delays in finalising the sale.
These particulars do not form part of, or constitute, an offer or contract.
The measurements provided are for guidance purposes only and may not be entirely accurate.
Prospective buyers are advised to verify the measurements before incurring any expenses.
Whites of Bournemouth has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.
Whites of Bournemouth has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.











Total Area: 89.0 m² ... 958 ft²

All measurements are approximate and for display purposes only

Call us on

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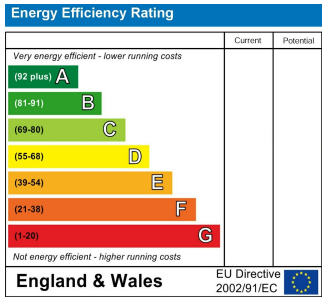
Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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