DANEHURST
ESTATE AGENTS

Guide Price £180,000 - £190,000

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SHARE OF FREEHOLD, offered vacant with no onward chain, and forming one of just six apartments within the building.

A well presented first floor one bedroom apartment, situated at the top of Irving Road, just a short walk from Southbourne's vibrant high street and within easy, level walking distance of the beach.

Southbourne Grove offers a wide range of independent shops, cafés, bars and restaurants, while the nearby cliff top provides access down to the beach below. The location is further complemented by regular bus routes offering convenient links to both Christchurch and Bournemouth.

The apartment is approached via well maintained communal gardens, leading to a secure communal entrance. Stairs rise to the first floor where the private front door opens into a central hallway, immediately showcasing the property's high ceilings and sense of space. The entrance hall also benefits from a loft hatch, providing useful storage, with potential for another room subject to the necessary planning permission and building regulations approval.

The lounge diner is a particular feature of the apartment, benefiting from high ceilings and an abundance of natural light from attractive triple aspect windows. The room offers ample space for both seating and dining furniture.

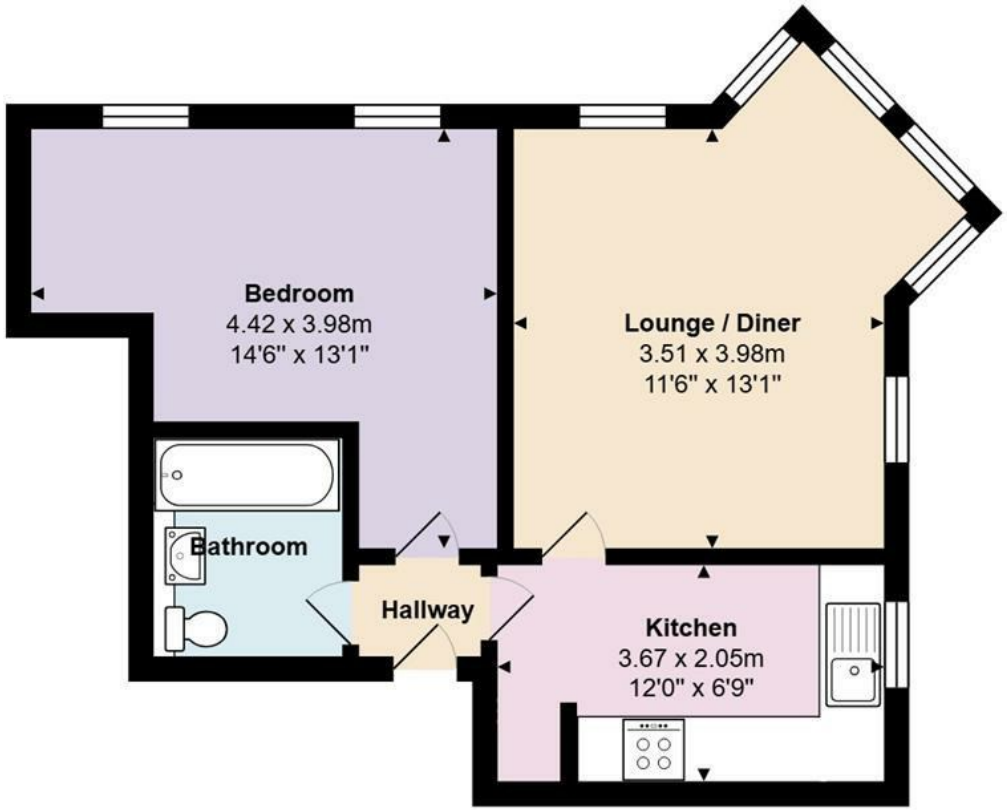
The kitchen is fitted with a range of units providing good cupboard storage and working surfaces, together with an integrated hob and oven and a stainless steel sink.

The double bedroom is generously proportioned and continues the sense of space created by the high ceilings. There is modern bathroom, which is fitted with a panelled bath with shower over, wash hand basin and WC.

Further benefits include gas central heating, double glazing and an allocated parking space.

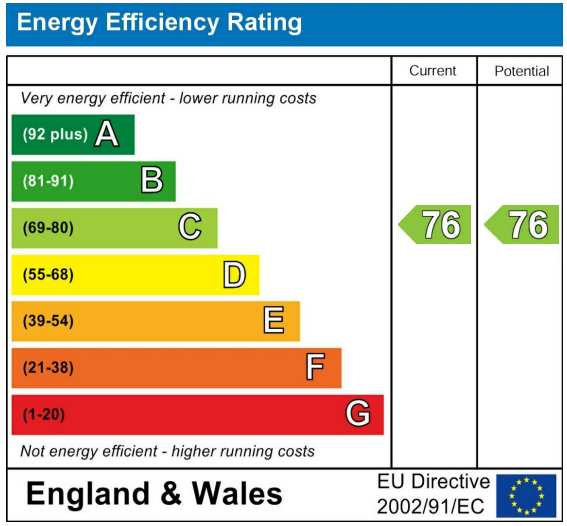
An excellent opportunity to acquire a bright and well located apartment in one of Southbourne's most popular residential areas.

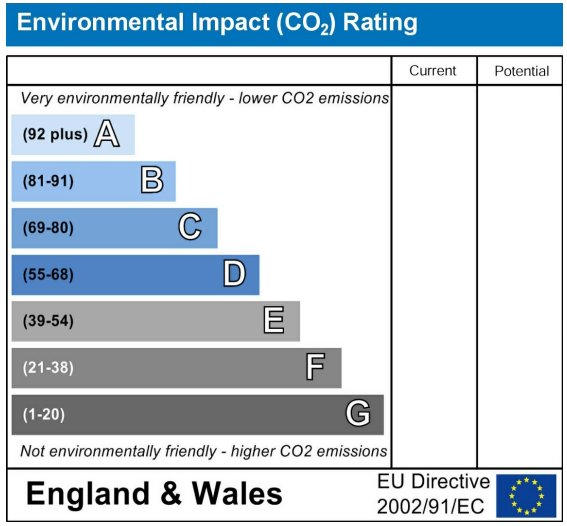
Maintenance: £1,200 pa Council Tax Band: B EPC Rating: C



Total Area: 42.3 m² ... 456 ft²

All measurements are approximate and for display purposes only





Viewing arrangements by appointment

01202 289000

info@danehurstea.co.uk

www.danehurstea.co.uk

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PRS Property Redress Scheme

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.