
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Alexandra Road, Southbourne, Bournemouth, Dorset, BH6 5JA
Guide Price £280,000 – Freehold

Three-Bedroom First Floor Flat | Shared Porch | Entrance Lobby Stairs & Landing | Lounge | Three Bedrooms | Shower Room Kitchen | Rear Garden | Parking For 2 Cars | Freehold | No Chain

A rare opportunity to purchase a characterful and spacious three-bedroom first-floor flat, benefiting from the freehold title. Ideally situated in a quiet residential location, just a short walk from the popular shopping parade of Southbourne Grove, this attractive property is offered for sale in good decorative order throughout. The accommodation benefits from double glazing, gas central heating and a spacious 16ft reception room, alongside three well-proportioned bedrooms, a modern shower room and a fitted kitchen. Further benefits include a private rear garden and off-street parking for two vehicles.

The property is accessed via a shared entrance porch, with the front door leading into a ground-floor entrance lobby and stairs rising to the first-floor landing. From the landing, there is access to a generous loft space, which may offer potential for conversion to provide additional accommodation, subject to the necessary planning permissions and building regulations. To the front of the property is the spacious 16ft reception room, featuring a bay window that provides plenty of natural light. Also to the front is bedroom three, a good-sized single bedroom which could alternatively be used as a home office or study. Bedroom two has a window to the side aspect, while the principal bedroom overlooks the rear of the property.

The modern shower room is fitted with a walk-in shower, WC and vanity wash basin, complemented by stylish white tiling. The compact fitted kitchen offers a range of wall and base units with contrasting work surfaces over. There is a built-in fridge and freezer, space for a washing machine and cooker, together with a wall-mounted gas central heating boiler and a rear-facing window.

To the front, the property benefits from off-street parking for two vehicles. A gated side pathway provides access to the rear garden, which features a lawned area and offers space for outdoor seating and relaxation.

Properties offering this combination of space, freehold ownership, outside space and off-street parking are rarely available. Early viewing is highly recommended to fully appreciate everything this property has to offer. Contact us today to arrange your viewing.

Tenure: Freehold
EPC Rating: to be confirmed
Council Tax: B











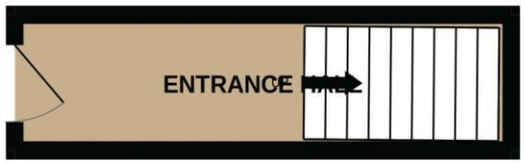




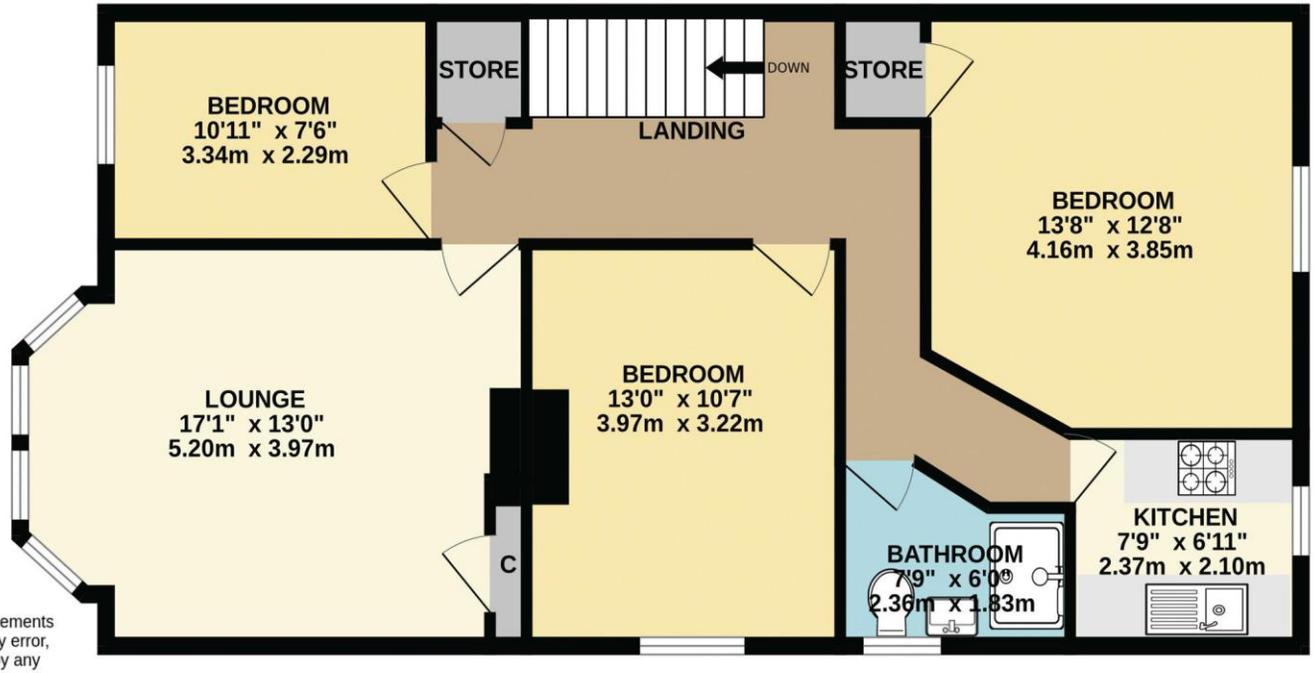




ENTRANCE FLOOR



1ST FLOOR



8A ALEXANDRA ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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