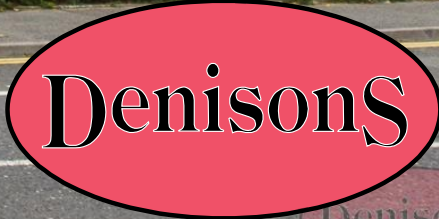




Flat 24 Whitewater



# Flat 24 Whitewater

47 Sea Road , BH5 1BP

£225,000

Stylish coastal apartment with balcony & secure parking. Just a five-minute stroll from beautiful sandy beaches and a fantastic selection of local restaurants, this superb third-floor coastal apartment offers stylish, low-maintenance living in a well-maintained and highly sought-after development. Whether you're a first-time buyer, investor, or looking for a relaxing seaside retreat, this property is perfectly placed – close to local shops and only a short drive from Bournemouth town centre.

Internally, the apartment features a spacious and welcoming entrance hallway with built-in storage, leading to two generously sized double bedrooms. The main bedroom includes built-in wardrobes and a sleek en-suite shower room, while a modern family bathroom serves the second bedroom and guests. The bright and airy lounge benefits from French doors opening onto a private balcony, ideal for enjoying the fresh sea air or entertaining friends. A separate kitchen is fully fitted with a gas hob and electric oven, and offers space for a washing machine and fridge freezer. Further features of the property include lift access to all floors and one allocated parking space within a secure, gated underground car park. The apartment offers ample built-in storage throughout and is offered with no onward chain, ensuring a smooth and hassle-free purchase.

With approximately 105 years remaining on the lease, the property carries an annual ground rent of £200 and a service charge of £2,904. As an added incentive, the vendors will pay the first year's service charge, which will be included in the terms and conditions of the sale—providing additional value and peace of mind to prospective buyers.

Combining a prime coastal location with well-designed interiors, secure parking, and excellent transport links, this apartment represents a rare and exciting opportunity. Early viewing is highly recommended.



**Entrance Hallway 11' 8" x 7' 7" (3.55m x 2.31m)**

**Kitchen 10' 5" x 6' 7" (3.17m x 2.01m)**

**Living Room 17' 3" x 11' 8" (5.25m x 3.55m)**

**Balcony**

**Bedroom One 16' 1" x 10' 1" (4.90m x 3.07m)**

**En-suite**

**Bedroom Two 11' 4" x 9' 0" (3.45m x 2.74m)**

**Bathroom**

**Communal Garden**

**Parking**





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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	83 B	83 B
92+	A		

