



Estate Agents



Auctioneers

Flat 2, Stourwood Grange, 7-9 Stourwood Road, Southbourne, Bournemouth, BH6 3QP

Guide Price £240,000 – Share of Freehold

**Two Bedroom Ground Floor Flat | Communal Entrance | Hallway | Living/Dining Room | Kitchen | Bathroom
Double Bedroom | Single Bedroom/Study | Garage In Block | No Onward Chain | Easy Access To Southbourne Grove
Within Close Proximity To Award Winning Beaches | Ideal First Time Purchase**

Offered to the market with no onward chain is this well-presented two-bedroom ground floor flat situated in the sought-after area of Stourwood Road in Southbourne. The property is ideally located just moments from the clifftop, where award-winning Blue Flag sandy beaches can be found, and is also a short distance from Southbourne Grove, a popular high street offering a wide selection of shops, cafés, bars, restaurants and other local amenities.

The property is accessed through a secure communal entrance and benefits from its own private entrance lobby with a coat hook rail. On entering the flat there is a hallway providing access to all rooms. The shower room is modern and fitted with a three-piece suite comprising a basin with vanity unit for storage, a good-sized shower and an extractor fan for ventilation. The main bedroom is a double room with built-in wardrobes, offering useful storage space and still leaving room for additional furniture such as a chest of drawers. The second bedroom is currently used for storage but would work well as a guest bedroom or home office. The living room is spacious and offers enough room for both comfortable seating and a dining table with chairs. The kitchen provides ample worktop space and storage cupboards, along with a large window that allows for natural light and ventilation. There is also space for an oven and a tall freestanding fridge freezer. Additional benefits include gas central heating and double glazing throughout.

Externally, the property enjoys well-maintained communal gardens and also includes a garage with an up-and-over door, providing secure parking or extra storage.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer. Contact us today to arrange your viewing and avoid missing out on this fantastic opportunity.

Tenure: Share of Freehold - 962 years remaining from 1989

Service Charge: £780.00 (paid half-yearly)

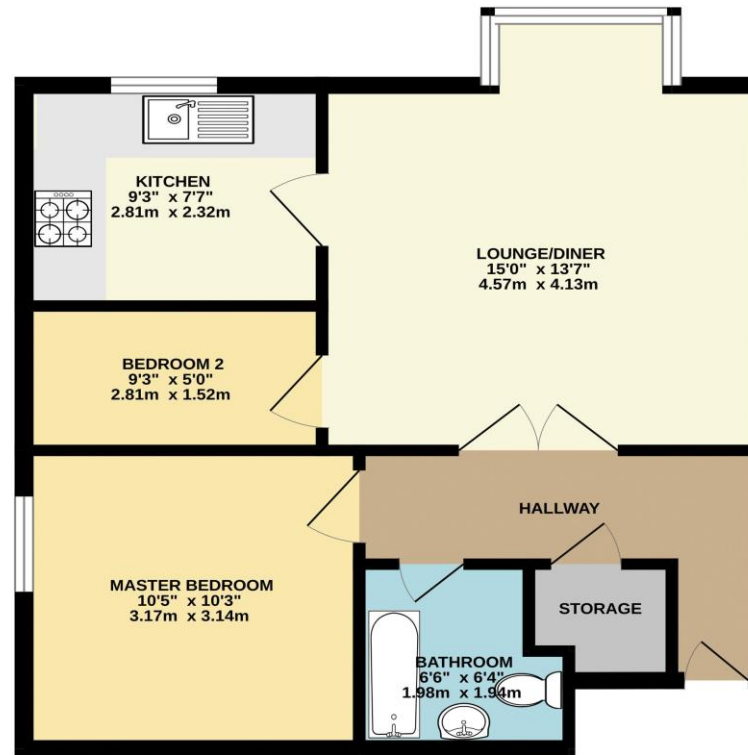
EPC Rating: 76 | C

Council Tax Banding: D





GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.

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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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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