



Connells

Seabourne Road  
Bournemouth



## Property Description

Connells Southbourne are delighted to bring to market this spacious one bedroom first floor apartment, positioned in the heart of Southbourne. Ideally situated just moments from the vibrant Southbourne Grove. Residents can take advantage of an excellent selection of independent shops, cafés, bars and restaurants, as well as convenient transport links to Bournemouth, Christchurch and Poole. Southbourne's award winning sandy beaches are within half a mile, while Pokesdown railway station can be reached in under 500m.

The property benefits from its own private entrance, leading to a generous first floor landing with a useful storage cupboard and access to the bathroom, which offers a modern and recently updated suite comprising a walk in shower, WC and wash hand basin.

An inner hallway provides access to all principal rooms. The double bedroom enjoys a front aspect window and offers ample space for bedroom furniture. The kitchen is fitted with a range of eye and base level units with complementary work surfaces, together with space for appliances and a front aspect window. A particular feature of the apartment is the bright and characterful living room. Triple aspect windows flood the room with natural light, while the attractive curved design creates a unique and inviting living space with plenty of room for both lounge and dining furniture. Early viewing is highly recommended!

## Entrance

Accessed from the front via a UPVC door into the;

## Hallway

with laminate flooring, large storage cupboard, wooden staircase leading to first floor with front aspect UPVC window, further storage cupboard, radiator, access to;

## Kitchen

Front aspect UPVC window, lino flooring, integrated gas hob and extractor. integrated electric oven, matching wall and base units, space for washing machine, and under counter fridge and freezer, part tiled walls and radiator.

## Lounge

Triple aspect UPVC double glazed windows, radiator, original floorboards, pendant lighting, electric sockets.

## Bedroom

Front aspect UPVC double glazed window with fitted blind, built in cupboard, radiator.

## Bathroom

Tiled flooring, part tiled walls, front aspect UPVC double glazed window, a new suite comprising a walk in shower with glass screen, WC and sink, extractor fan.

### Agent Notes:

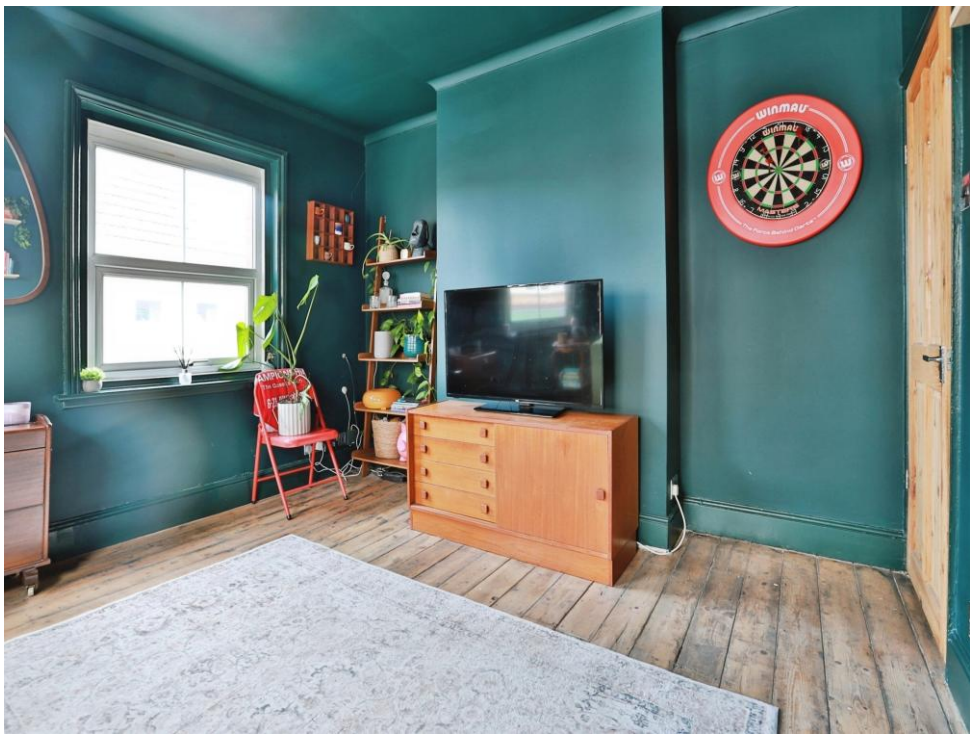
Lease: 189 years from 4th April 1985

Service Charge: As & When Basis

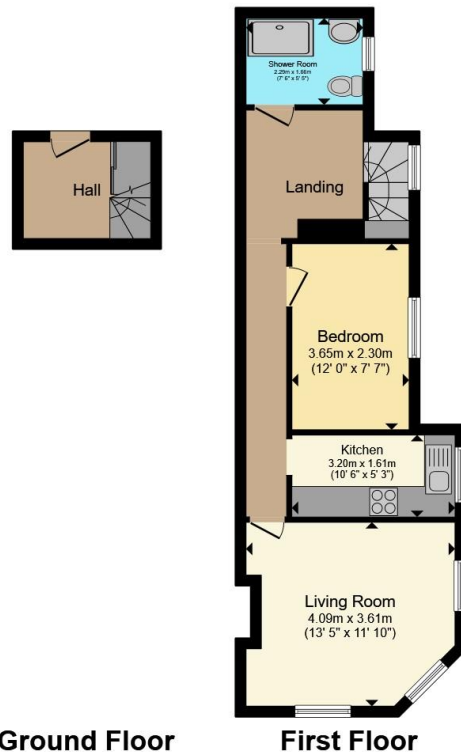
Ground Rent: £0

Council Tax Band - BCP Council Tax Band B









Total floor area 49.4 m<sup>2</sup> (532 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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73 Southbourne Grove  
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EPC Rating: D Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306790](http://connells.co.uk/Property/SBN306790)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 19 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: SBN306790 - 0004