



Estate Agents



Auctioneers

# **Annandale Court, Clifton Road, Southbourne, Bournemouth, BH6 3NZ**

## **Guide Price £325,000 – Leasehold**

**Two Double Bedroom Balcony Apartment | Secure Communal Hallway | Stairs to First Floor | Hallway | 23ft Reception Room  
Modern Kitchen | Modern Bathroom | Garage in Block**

Immaculate Two-Bedroom Apartment with Balcony – Prime Southbourne Location. Located just moments from Southbourne's breath-taking clifftop and award-winning sandy beaches, this beautifully presented two double bedroom apartment offers the perfect blend of coastal charm and modern living. Positioned on the first floor of a well-maintained development, the property enjoys lovely views from its private west facing balcony and lies within easy reach of Southbourne Grove – a vibrant hub of independent shops, cafés, bars, and restaurants, just half a mile away via a level walk.

This fabulous apartment features a particularly spacious and bright 23ft reception room with sliding patio doors leading to a private west facing rear balcony with lovely views over the communal grounds. The double aspect reception has ample space for a defined seating and dining area. The kitchen has been recently remodelled with a stylish range of gloss fronted wall and base units with contrasting worksurfaces over with a built-in double oven and induction hob, dishwasher and washing machine plus ample space for fridge freezer. Cupboard housing the boiler and window to the side aspect.

The property features two generously sized double bedrooms, both benefiting from mirrored built-in wardrobes. The second bedroom is further complemented by twin beds, making it ideal for guests or family members. The bathroom has a bath with shower over, wash hand basin and wc complimented by timeless white tiling. Additionally, there is a separate cloakroom with a second WC for added convenience.

Further highlights include gas central heating, double glazing, two useful storage cupboards in the hallway, and access via a secure entry phone system. The development also offers well-maintained communal gardens and a garage located in a nearby block. Ideal as a main residence, holiday retreat, or buy-to-let investment, this apartment combines comfort, convenience, and a superb location by the sea. Early viewing is highly recommended.

Ground Rent - Nil Service Charge - £2,200.00 per annum

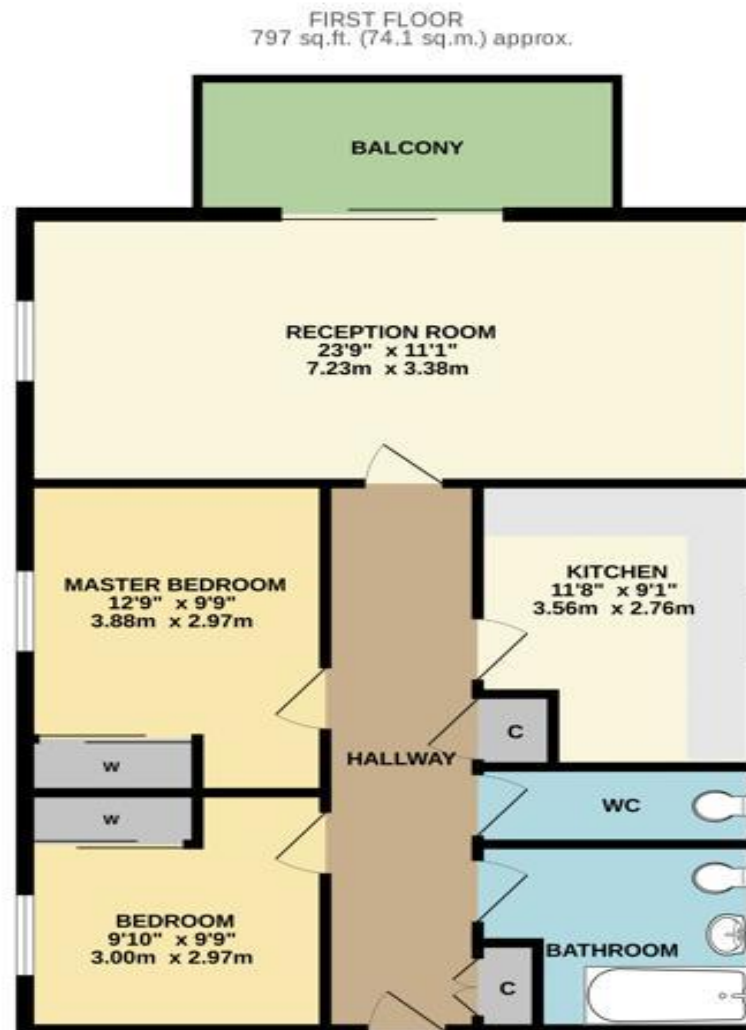
Lease: 146 years remaining

EPC Rating: to be confirmed

Council Tax Banding: D







TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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