



**Connells**

Overcombe Court St. Johns Road  
Bournemouth



# Overcombe Court St. Johns Road Bournemouth BH5 1EW

for sale  
**£270,000**



## Property Description

Nestled in the vibrant heart of Boscombe Spa, this residence offers plenty of coastal charm. The entrance features a secure access system leading to a thoughtfully designed communal area.

There is a private entrance hallway leading to the front door. The internal hallway provides access to the main living space, kitchen, bathroom and bedrooms. The heart of the home is a sun-drenched living room, bathed in natural light through windows and a door that opens to a private south-facing terrace. This terrace is a standout feature, offering sweeping sea views from its elevated position, inviting relaxation and alfresco dining. Designed for leisure, the space is framed by lush greenery and a raised grass bank, creating a tranquil escape just steps from vibrant seafront shops, restaurants, and the iconic Boscombe Pier—just a stone's throw away.

Accommodation includes two well-proportioned bedrooms—each with large windows and flexible layouts. Completing the interior, the modernised bathroom impresses with a walk-in shower, freestanding vanity, and contemporary fittings.

The kitchen boasting sleek, cream-finished base and wall units, wood-effect worktops, and a suite of integrated appliances, including a gas hob, electric oven, and space for a dishwasher and washer/dryer. Tiled splashbacks add a touch of durability and style.

Externally, the property benefits from an allocated single garage large enough to house most cars.

This property allows short and long term lets.

## Hallway

The entrance features a secure access system leading to a thoughtfully designed communal area. There is a private hallway leading to the front door. The internal hallway provides access to the main living space, kitchen, bathroom and bedrooms.

## Sitting Room

Large, modernised south facing lounge area, vertical radiator, electric sockets, tv aerial socket, wifi/broadband connection point.

## Kitchen

Window to front aspect. The kitchen has been modernised in recent years and now features a range of cream fronted base and wall units with a sink by the window inset into wood grain effect laminate worktops. There are tiled splashbacks and an inset, gas hob with electric oven under and extractor hood over. Space and plumbing for automatic washing machine, dishwasher and space for tall fridge/freezer.

## Bedroom 1

Double bedroom, window to south facing rear aspect, radiator, electric sockets, tv aerial socket.

## Bedroom 2

Double bedroom, window to front aspect, electric sockets and radiator.

## Bathroom

The bathroom has been beautifully re-furbished and now features a large 'walk-in' shower cubicle and a modern white suite comprising boxed cistern WC, vanity basin and fully tiled walls. Ceiling light and extractor fan.

## Outside

From the living room there is a large private south facing terrace leading to communal gardens.

Overcombe Court has a private car-parking area with spaces for resident and visitors. A path from the car park leads to the communal front door. There is an allocated garage large enough to house most cars, single in size with up and over door to the front.

The beach at Boscombe Pier is just 160m or so away, as are the sea front shops and restaurants.

## Agents Notes;

Lease: 189 years from 1 May 1982

Service Charge: £1400 per annum (including buildings insurance)

Ground Rent: £0

Council Tax: Band B - BCP Council



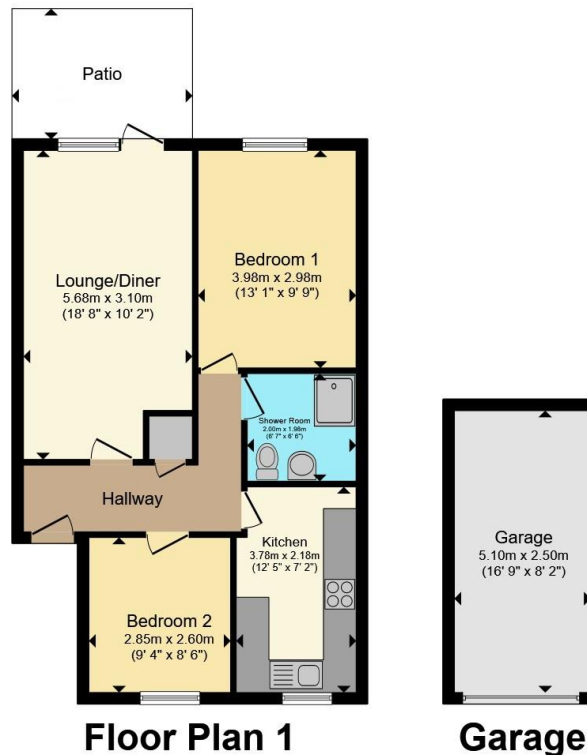












Total floor area 70.2 m<sup>2</sup> (755 sq.ft.) approx

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)



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37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306532](http://connells.co.uk/Property/SBN306532)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 May 1982. 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.

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