



Estate Agents



Auctioneers

Herberton Road, Southbourne, Bournemouth, Dorset, BH6 5HY

Guide Price £333,000 – Share of Freehold

**First Floor Maisonette | Two Double Bedrooms | Modern Bathroom Suite | Impressive Kitchen
Spacious Open Plan Living Area | South Facing Balcony | Private Rear Garden | Outbuilding With Power
In Good Order Throughout | Ideal First Time Purchase | Viewing Highly Recommended**

This charming first-floor, two-bedroom maisonette with a generous private garden is situated in the highly sought-after residential area of Herberton Road, Southbourne. Ideal for those seeking a convenient and relaxed lifestyle, the property is just a short walk from Southbourne Grove, where a wide range of shops, restaurants, cafés, coffee shops and bars can be found. The award-winning Blue Flag sandy beaches are also nearby, making this home perfect for enjoying the very best of coastal living.

Accessed through a communal porch, currently used by the owners for shoe storage, along with a practical landing area perfect for coats. The first-floor accommodation comprises two well-proportioned double bedrooms, a contemporary three-piece bathroom suite, and a stunning open-plan kitchen/dining/living area, designed for both everyday living and entertaining. From here, a south-facing balcony provides a sunny spot to relax and enjoy the outdoors. Additional features include loft space, gas central heating and double glazing throughout, offering comfort and practicality.

To the rear of the property lies a good-sized private garden, mainly laid to lawn and enclosed by wooden panel fencing. The garden also features a wooden cabin with power, ideal for working from home, a hobby space, or a variety of other uses.

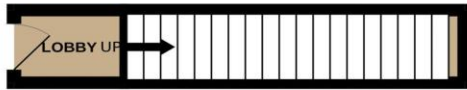
Overall, this delightful maisonette presents a rare opportunity to acquire a spacious, well-presented home in one of Southbourne's most desirable locations. Combining generous living accommodation, excellent outdoor space, and close proximity to local amenities and award-winning beaches, the property offers an enviable lifestyle with broad appeal. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

Council Tax Banding: B
EPC Rating: to be confirmed
Service Charge: as and when

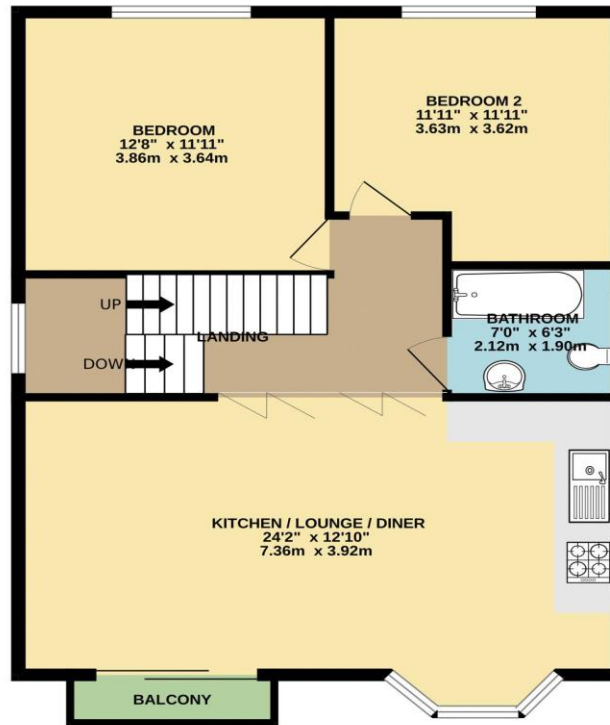




ENTRANCE LEVEL
63 sq.ft. (5.9 sq.m.) approx.



FIRST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



OUTBUILDING
125 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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