



Offers Over £350,000

Flat 2, 4, East Haven East Avenue, Bournemouth, BH3 7BY



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Property Description

This stunning ground floor apartment is situated at the back of this beautiful building set back from one of the most sought after roads in the area. Being at the back of the building you benefit from having peace and tranquility from your own private garden which is just one of the many features of this property. The property has been completely renovated throughout and the current owners have finished it to an impeccable standard meaning it is ready to just hand over the keys.

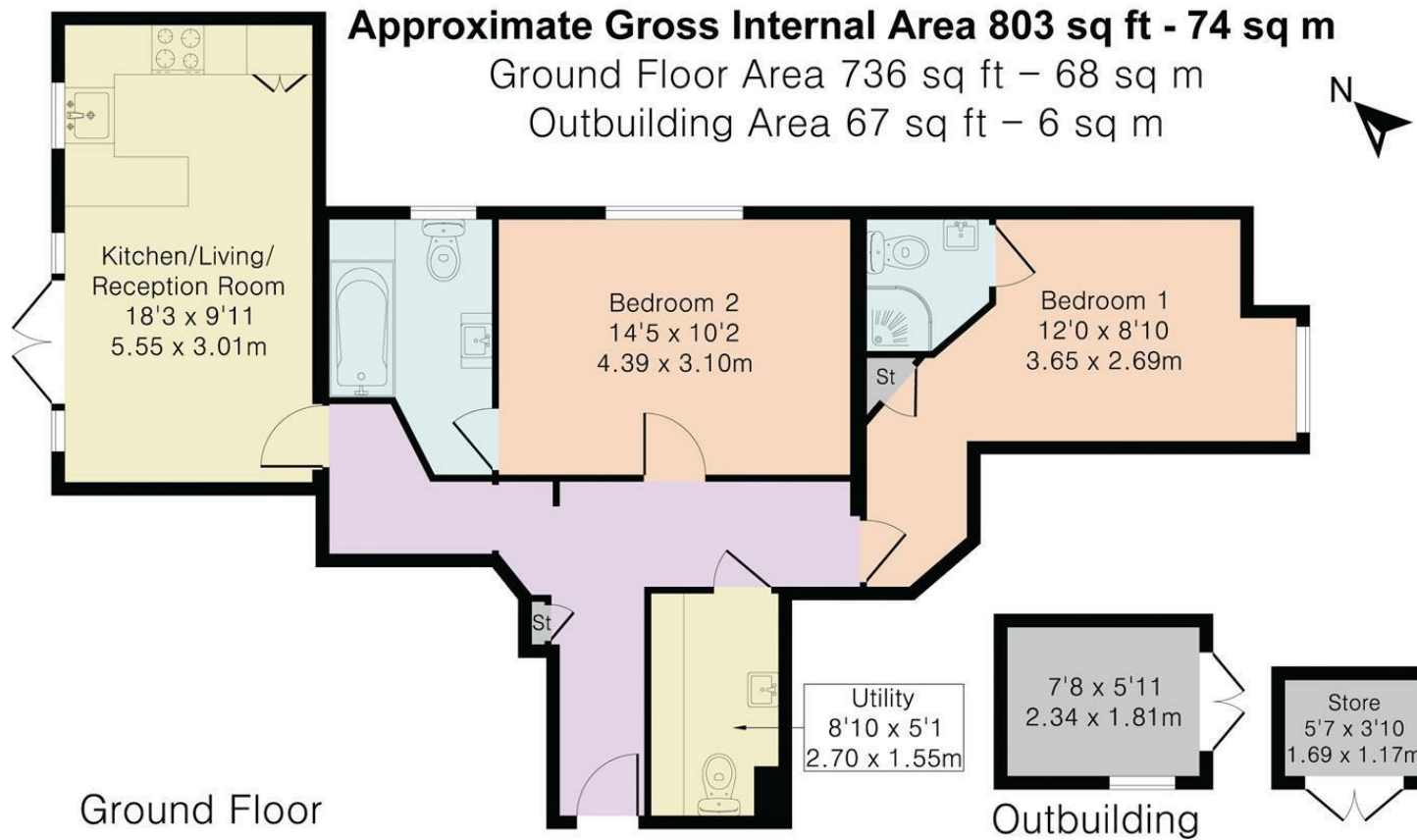
The internal accommodation comprises of two double bedrooms, two bathrooms with one of these being an en-suite shower room. Open plan living room / kitchen with breakfast bar making this the ideal place to relax or entertain with patio doors leading directly onto the large private rear garden. Further benefits include a utility / WC, share of the freehold, allocated parking and an electric gate accessing the property.

Being situated in this ideal location you are just moments away from a range of local shops, amenities, recreational facilities and public transport. You are also within easy access to Westbourne High Street, Bournemouth town centre and Poole. The only way to fully appreciate everything that is on offer is by booking an internal viewing via the sellers sole agents. Properties of this standard rarely hang around so this is considered essential to avoid disappointment.



FEATURES & SPECIFICATIONS

- LARGE PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- TWO MODERN FITTED BATHROOMS
- LARGE OPEN PLAN KITCHEN / LIVING AREA
- ALLOCATED PARKING AND VISITORS PARKING
- SHARE OF THE FREEHOLD
- UTILITY ROOM
- HIGHLY SOUGHT AFTER LOCATION
- GROUND FLOOR
- PETS AND SUB LETTING ALLOWED



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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