



Estate Agents



Auctioneers

Grange Road, Southbourne, Bournemouth, Dorset, BH6 3ND

Guide Price £200,000 – Leasehold

**One Bedroom Ground Floor Retirement Flat | Built In 2012 By Churchill | Lounge/Dining Room | Modern Kitchen
Shower Room | Private Terrace | Lodge Manager | Communal Lounge | Communal Laundry Facility | Wellness Suite
Guest Suite for Visiting Relatives | Residents Parking | Careline Facility**

Built to a high specification in 2012 by Churchill Retirement Living, Dean Lodge occupies a prime position on Southbourne's sought-after Overcliff, set within beautifully maintained communal grounds and just moments from Southbourne Grove and the area's award-winning beaches. Designed exclusively for the over 60's (or over 55 if a partner is over 60), residents benefit from the reassurance of an on-site lodge manager along with excellent communal facilities, including a welcoming owners' lounge, communal laundry room, guest suite for visiting family and friends, and a wellness suite.

This ground-floor apartment is presented in pristine condition and feels as fresh as the day it was built. A private entrance hallway welcomes you in and features a generous storage cupboard along with doors leading to all principal rooms. The bright and spacious lounge/dining room enjoys a door opening onto a private terrace with direct access to the secure communal garden, providing a pleasant and peaceful outdoor space.

The modern kitchen is accessed from the lounge and is fitted with a range of base and eye-level units with integrated appliances, offering both style and practicality. The bedroom is generously proportioned and benefits from fitted wardrobes as well as additional space for freestanding furniture, while the shower room is well appointed with a large walk-in shower, wash hand basin and WC.

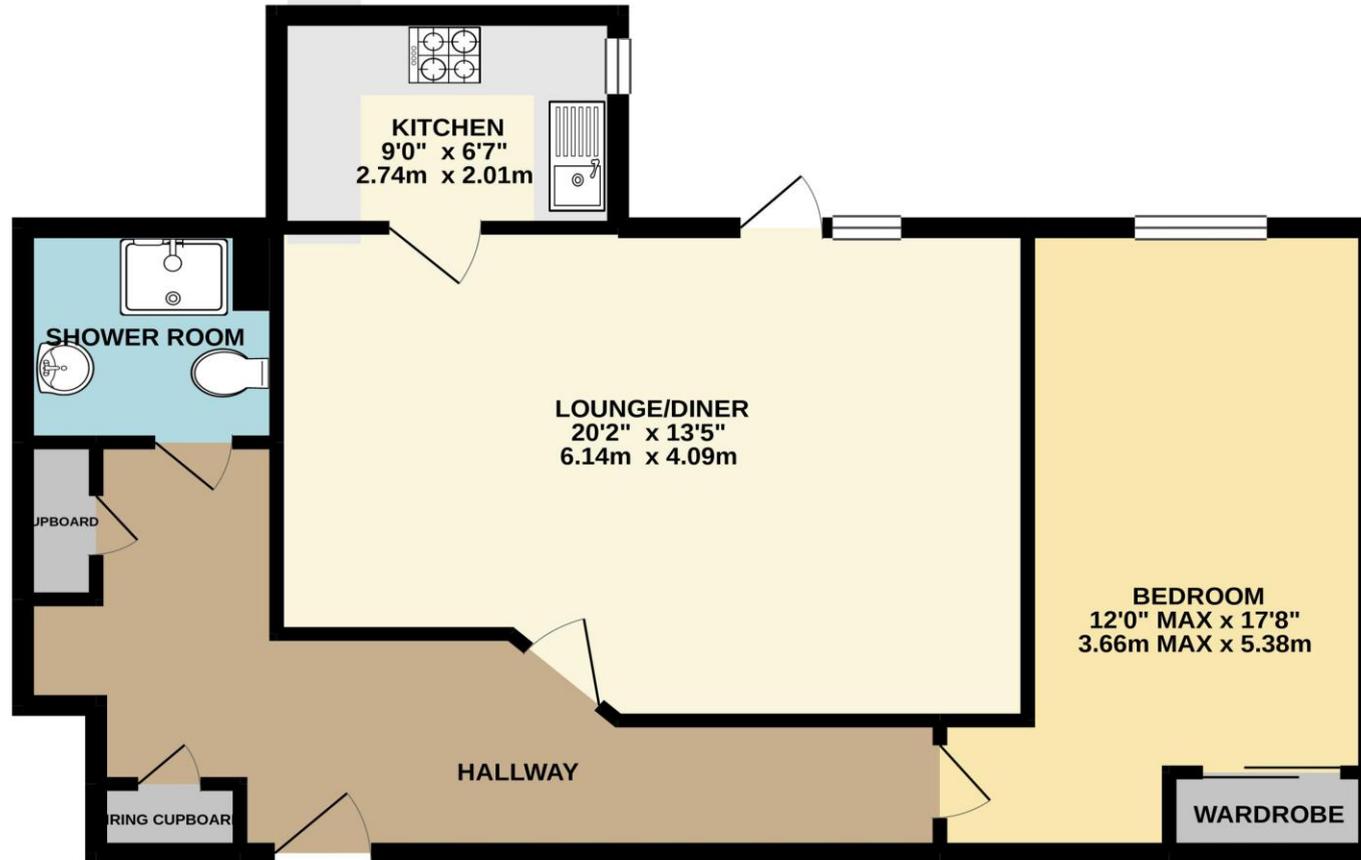
Early viewing is highly recommended to fully appreciate the quality of accommodation and lifestyle on offer.

Tenure: Leasehold
Council Tax Band: D
EPC Rating: 81 | B
Ground Rent: £647.98 per annum
Service Charge: Approx. £3,000 per annum





GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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