



Estate Agents



Auctioneers

Dingle Road, Boscombe Manor, Bournemouth, Dorset, BH5 2DP

Guide Price £395,000 – Leasehold

**Ground Floor Flat | Hallway | Two Bedrooms | Spacious Kitchen/Diner/Lounge | Modern Four Piece Bathroom Suite
Impressive Private Rear Garden | Well Presented Throughout | Leasehold | Close To The Beach & Local Amenities**

A beautifully presented ground floor two-bedroom flat situated in the heart of Southbourne, offering easy access to award-winning Blue Flag sandy beaches and just a short distance from the ever-popular Southbourne Grove, where you will find an excellent selection of shops, cafés, restaurants, bars, and other local amenities. Accessed via its own private front door, the property opens into a spacious entrance hallway with doors leading to all principal rooms. The hallway offers ample space for coats and shoes and is finished with attractive wooden flooring.

The impressive open-plan kitchen/dining/lounge area is undoubtedly a standout feature of the home, creating a stylish and sociable living space ideal for both entertaining and relaxing. The modern kitchen is fitted with a central island incorporating a hob, generous worktop and cupboard space, as well as integrated appliances including a dishwasher and washing machine.

Both bedrooms are generously sized doubles, offering comfortable and versatile living space. One enjoys a pleasant outlook over the rear garden, while both are beautifully presented throughout. Bedroom two also benefits from built-in storage, providing practical and convenient space-saving solutions. The contemporary four-piece bathroom suite is beautifully finished and comprises a freestanding bath, separate built-in shower with glass enclosure WC, wash hand basin with vanity unit, and two windows providing natural light and ventilation.

Externally, a particular feature of the property is the generously sized private rear garden, mainly laid to lawn and offering excellent potential for outbuildings or further landscaping. The current owners have also installed a timber storage shed, ideal for garden tools and equipment. This superb home would make an ideal first-time purchase, downsizing opportunity, or coastal investment. Early viewing is highly recommended to appreciate the space, finish, and fantastic location on offer.

Tenure: Leasehold - 999 years remaining on lease (approx)

Ground Rent: £50.00 per annum

Service Charge: £200.00 per annum

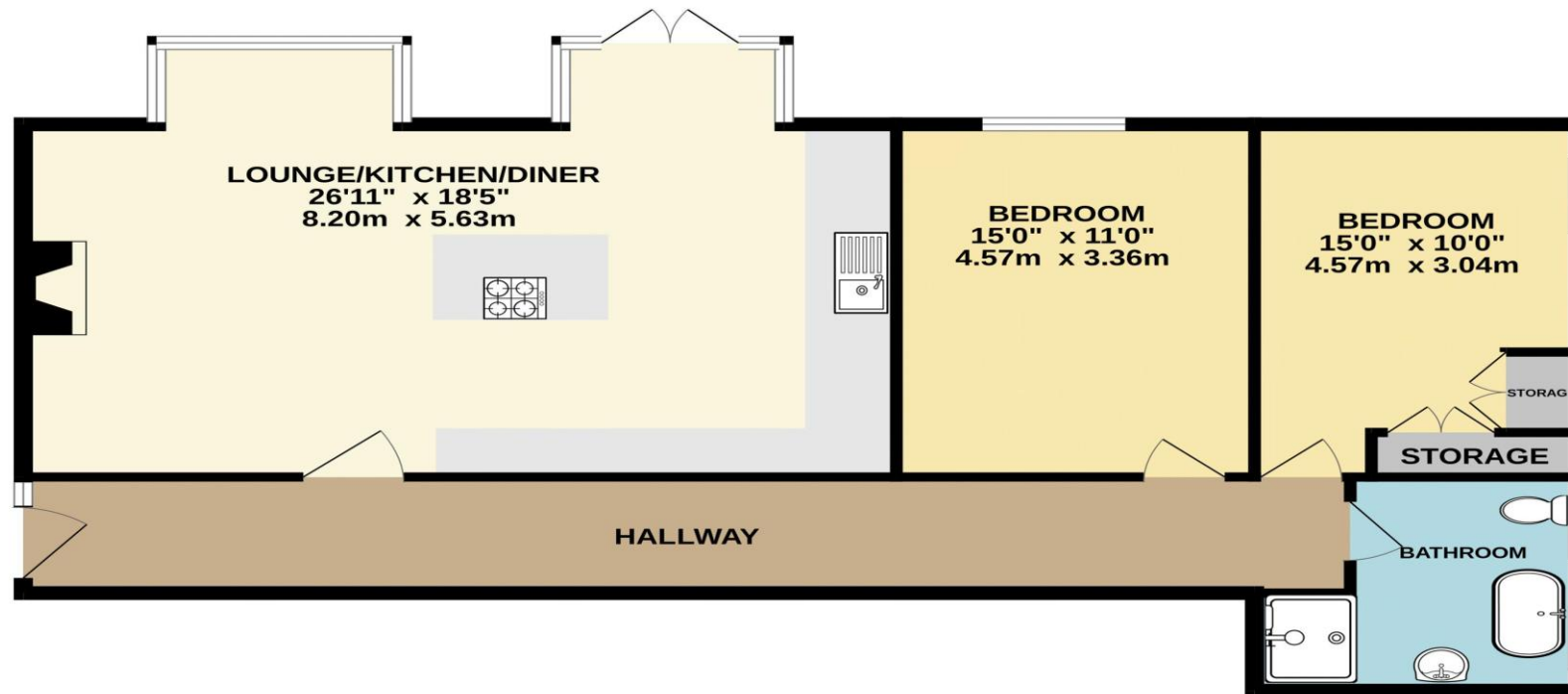
EPC Rating: 66 | D

Council Tax Banding: C





GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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