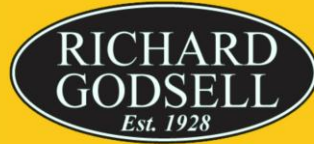


Estate Agents



Auctioneers



## **Castlemain Avenue, Southbourne, BH6 5EH**

### **Guide Price £225,000 – Share of Freehold**

Spacious One Bedroom Ground Floor Garden Flat | Private Entrance | Porch | Kitchen  
21ft x 16ft Reception Room | Lobby | Double Bedroom | Bathroom | Private Courtyard  
Garden | Off Street Parking | No Chain

# Castlemain Avenue, Southbourne, BH6 5EH

## Guide Price £225,000 – Share of Freehold

A most spacious one bedroom ground floor garden flat situated in a great location just a short walk from the ever popular shopping parade at Southbourne Grove with its cosmopolitan array of local shops, bars and restaurants as well as the stunning clifftops and beaches.

The property features UPVC double Glazing and gas central heating. Viewing highly recommended. The property boasts nearly 700sqft of accommodation with an impressive 21ft x 18ft reception room with feature turret style bay window dining area, 16 ft open-plan modern kitchen, 16ft double bedroom with bay window and a modern three-piece bathroom.

The property has its own secluded private courtyard style garden space, and it retains part of the front garden providing enough space for an off-street parking place. Offered for sale with No Chain.

Tenure: Share of Freehold

Council Tax Banding: B

EPC Rating: 62 | D

Service Charge: £106.65 per month



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.  
While 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 misstatement. 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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