



FLAT 3, SUNNYHILL COURT
SOUTHBOURNE
Dorset, BH6 5AD



£1,250 PCM

goadsby.com

MODERN AND WELL PRESENTED TWO BEDROOM APARTMENT CLOSE TO SOUTHBOURNE HIGH STREET

- Two Bedroom Apartment
- Offered Part-Furnished
- Modern & Well Presented
- Close To Southbourne High Street
- EPC Rating: Band B

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(1-34) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

Reference: 1190205

Deposit Amount: £1442.30

Council Tax: Band B

Furnishing: Part Furnished

Heating Type: Gas fired hot water radiators

Parking: Ad-Hoc parking. 7 spaces for 8 apartments.

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

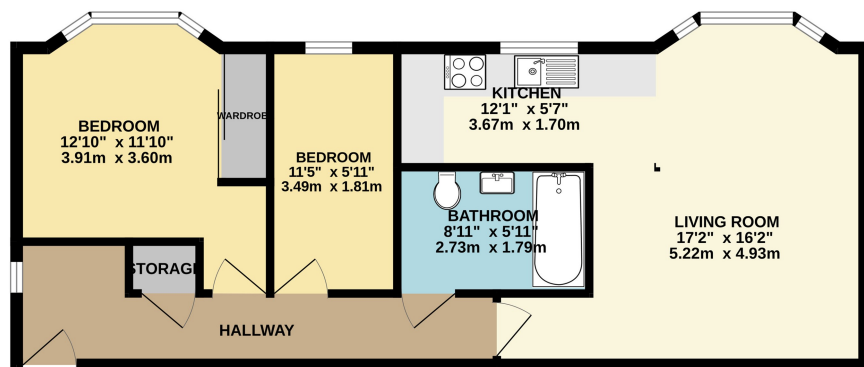
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This two bedroom top floor apartment is located on Southbourne Road, just a short distance from the popular Southbourne high street and its array of amenities, cafes and restaurants. Upon entry to the apartment you are welcomed into a wide section of hallway with space for storage of coats and shoes. Off the hallway are all the principle rooms, the living room and kitchen are open plan, with the layout also affording some separation in the spaces. There are two double bedrooms the largest also with a fitted wardrobe, both bedrooms are serviced by a modern family bathroom. The property is well-presented and modern throughout. There is off road parking available on a first come first served basis, there are 7 spaces for the 8 apartments in the development. Offered on a part-furnished basis.



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix C2026

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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