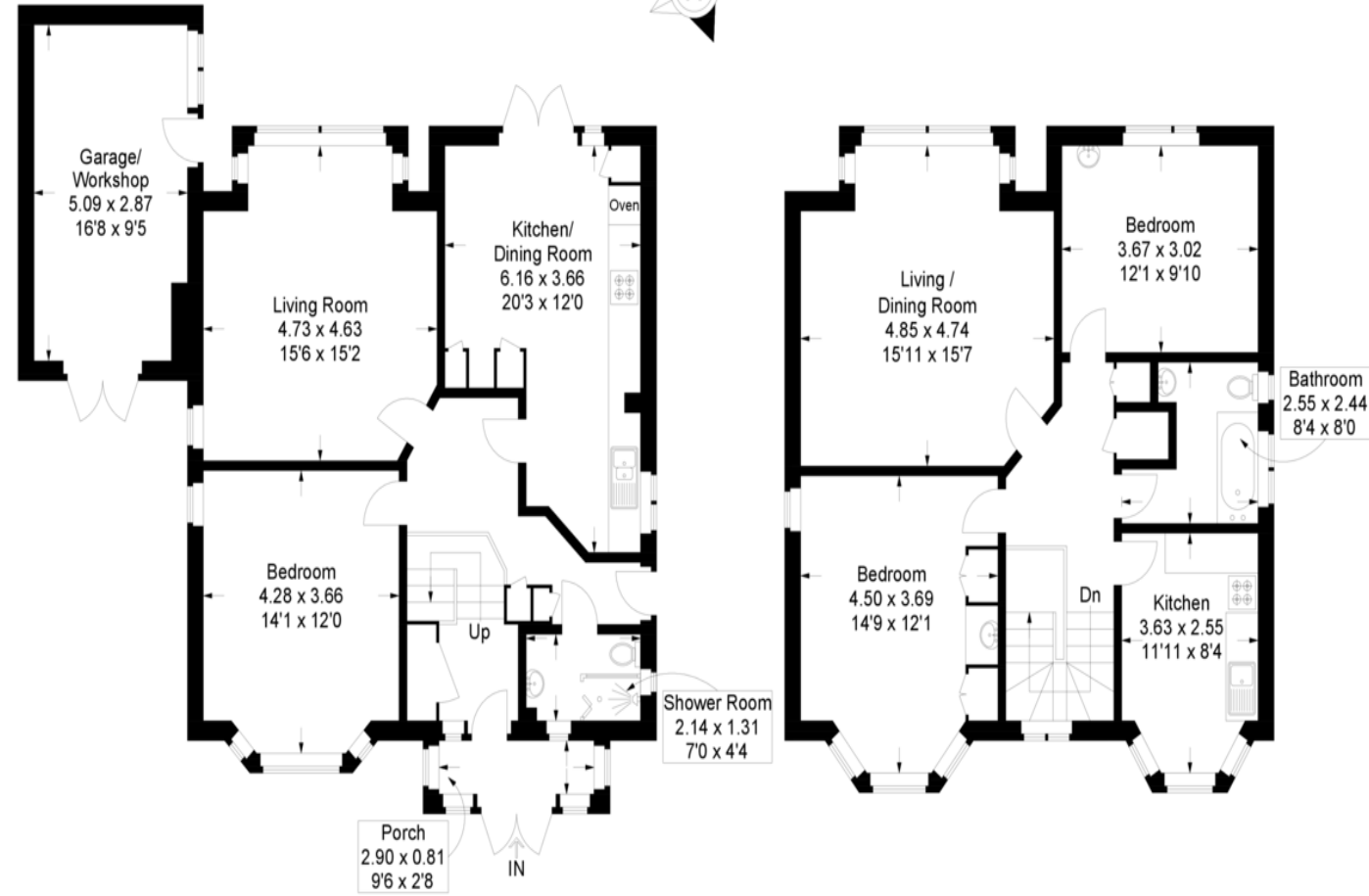




Property Location Southbourne

Newstead Road, Southbourne

Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Newstead Road, Bournemouth

Asking Price Of
£695,000

Martin & Co Bournemouth
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- Freehold Building
- Own Private Entrance
- Large Ground Floor
- One Double Bedroom
- Large First Floor Flat
- Off Road Parking
- Garage
- One Up One Down
- Top Floor 2 Bedrooms
- Large Private Garden



Why you'll like it

Martin and Co Bournemouth are pleased to welcome to the market this detached house in a seaside location. Currently serving as two separate dwellings, the building offers a spacious 2-double bedroom flat on the first floor and a spacious 1-double bedroom flat with a private garden on the ground floor. Originally a large, detached property, comprising of 1771sqft of living space, this building would make a great family home should the idea of converting it back to its original form be for you.

As one house, the property would boast 3/4 bedrooms with family bathrooms on both the ground and first floors, off street parking, garage, and side access to the rear garden space. The ground floor bedroom would become an additional reception room providing you with plenty of additional living space to play around with. Create the ideal family home by putting your stamp on the property right from the outset.

GROUND FLOOR APARTMENT

Currently vendor occupied the ground floor flat consists of over 700sqft of living space and is an ideal retreat to return home to. Overlooking the driveway at the front is a spacious bedroom with Bay window giving you the westerly sunshine to enjoy throughout the early afternoon and into the late evening. The lounge space offers large windows overlooking the private rear garden and has a warm feel to it with character high ceilings. The garden is made up of a patio area, grass lawn and border shrubbery. There is a partially tiled shower room with a freestanding shower unit, White W/C and white hand wash basin.

The kitchen sits alongside the lounge and is a very clean and tidy space, offering ample room for all the kitchen mod cons, including washing machine, dishwasher, oven, and hob. There is plenty of worktop space, lots of cupboard space and there is even a place for a dining room table. Double doors lead you out to the rear garden which spends most of the day in sunshine.

FIRST FLOOR APARTMENT

The first-floor flat boasts approx. 1000 sqft of living space and consists of two double bedrooms with family bathroom, kitchen, and lounge. Both bedrooms offer a very comfortable amount of space to come home to with the master being a really good size room with a bay window area. The lounge also benefits from a bay window, and is a great space to return home to. Both flats also benefit from their own private entrances, with the first floor flat benefiting from a spacious entrance porch area.

Conveniently located to the high street in Southbourne, you are with-in walking distance to all the amenities on offer, including bars, restaurants, coffee shops and more. The award-winning beaches of Bournemouth are even closer and are just a short stroll from the property. There is no shortage of off-road parking on the front drive and the garage is an ideal space for storage.

Agent's Notes:
Tenure - Freehold
Council tax - B
All mains are connected



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

