

Property Location
Southbourne



Total Area: 61.5 m²

All measurements are approximate and for display purposes only



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.

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Paisley Road

Asking Price Of £269,000



Ground Floor Apartment

Two Double Bedrooms

Family Bathroom

Long Lease of 150 years

Off Street Parking

Close to The Beach

Close to Southbourne Grove

Service charge - As and When

Ideal First Time Buy

Close to Stourfield infant

Peppercorn Ground Rent



Why you'll like it

Situated in the heart of Southbourne is this ground floor apartment found in this wonderful character building, and sat just a short stroll from the very popular Southbourne Grove. Southbourne is a popular, relaxed suburb of Bournemouth, known for its Blue Flag beaches, independent shops, and excellent transport connections. It is the ideal place for families, retirees, and young professionals alike, offering a mix of amenities and proximity to Bournemouth's attractions.

This two double bedroom apartment sits on a corner plot that provides you with off street parking for a car and garden space that wraps around the property with a south facing aspect. The garden is surrounded by shrubs making it a wonderful private space to enjoy. There is also a private entrance to the property with porch area.

As we step inside the property we enter the porch which is an ideal space to kick off the sandy boots and hang up the wet coats. Next we are greeted with a family bathroom providing enough space for a full size bath tub, shower over the bath, hand wash basin and W/C. There are white tiled walls around the bathtub and the sink for easy maintenance.

The kitchen is good size and boasts a range of under and over counter units, serving hatch, breakfast area, and space for the all-important appliances such as an electric hob, oven, washing machine and dishwasher. There is plenty of counter top space and window for added ventilation.

The lounge is a great place to come home to with 11'10 x 11'2 of living space to enjoy, and boasts a carpeted floor two large windows that flood the room with light and chimney breast.

The bedrooms are a great size with both the master bedroom and second bedroom benefiting from the South facing windows overlooking the garden space. Both rooms are carpeted and would suit all ages of both children and adults.

The property offers gas central heating, double glazed windows, and sits in the catchment area of good local schools such as Stourfield infant and Junior school. Motorways are easily accessed to help you get in and out of Bournemouth. Southbourne offers a great public transport links with buses towards Christchurch and Bournemouth Town Centre.

Agent Notes

Tenure – Leasehold

Lease Length - 150 Years Remaining

Service Charge – As and When Basis

Ground Rent - Peppercorn

Council Tax Band - B

Holiday lettings – Not Permitted

Pets are permitted with permission

All Mains Utilities are Connected



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	71 C
39-54	E		
21-38	F		
1-20	G		

