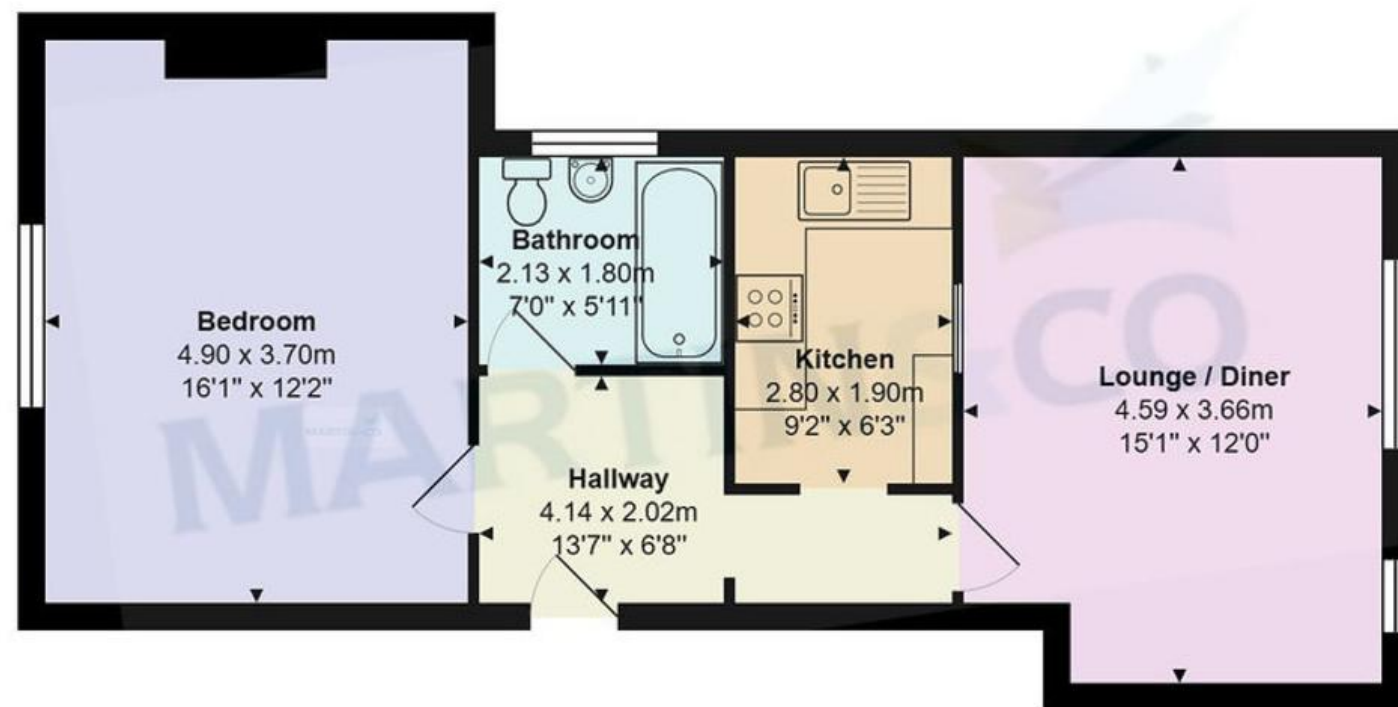


Property Location Southbourne, Bournemouth

Southbourne is one of Bournemouth's most desirable coastal suburbs, located between Boscombe and Christchurch on the eastern side of the town. It is renowned for its relaxed atmosphere, award-winning beaches, vibrant independent high street, and excellent quality of life, making it particularly popular with families, professionals and retirees alike. One of Southbourne's greatest attractions is its beautiful Blue Flag beach, featuring miles of golden sand and clear waters. Compared with Bournemouth's central beach, Southbourne is generally quieter, making it ideal for families, swimmers, paddleboarders and those seeking a more peaceful coastal experience. The promenade provides scenic walks and cycle routes stretching towards Sandbanks in one direction and Hengistbury Head in the other.



Total Area: 51.1 m² ... 550 ft²

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.

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Southbourne Road, Southbourne

Asking Price Of £170,000



Key Features:

Located in Southbourne
No Forward Chain
One Bedroom Flat
Double Bedroom
First Floor
Separate Kitchen
As & When Maintenance
Pets Permitted w/ Consent
First Time Buy
Buy To Let Investment
Allocated Parking
948 Year Lease
Close to Highstreet
Close to Beaches

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		



The property is accessed via the communal entrance at the front of the building and has stairs to the first floor providing access to 2 of the 3 flats in the building. Stepping into the property, you are greeted by a welcoming and spacious entrance hallway, there is a separate fitted kitchen, wall and base units with work surface over and some integrated appliances. The lounge/diner offers plenty of room for relaxing and dining. The double bedroom provides ample space for bedroom furniture and are serviced by the three-piece bathroom.

Outside is a driveway providing off-road parking.

The property is located a short distance to motorways that can be easily accessed in and out of town with Bournemouth Town Centre and Christchurch Town Centre just a 10 minutes' drive away. The Award winning sandy beaches of Bournemouth are just a 10 minute walk from the property allowing you to enjoy the sun, sand and sea every day.

Buy-to-let Investor Information:

This property is an attractive buy-to-let investment in Bournemouth, a high-demand rental market with strong tenant interest from professionals, families and students. Bournemouth offers excellent transport connections alongside thriving business and education sectors, producing consistent occupancy and competitive rental returns for landlords. Martin & Co have extensive experience supporting landlords in the Bournemouth market and can advise on expected rental income, yield forecasts and long-term investment performance for those seeking a reliable property in a proven rental market. Contact our team to discuss your next investment.

Potential Rental: £850 pcm | Potential Gross Yield: 6%

Agent's Notes:

Tenure: Leasehold
Lease: 948 Years Remaining
Ground Rent: £50 per annum
Service Charge: As & When - 25%
Pets Permitted: Yes via consent
Holiday Lets Permitted: No
Council Tax Band: B
Heating: Electric
All mains are connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

