

Property Location

The seafront is one of Boscombe's greatest attractions, offering miles of Blue Flag beaches, a restored pier, cliff gardens, water sports facilities and scenic coastal walks towards Bournemouth and Southbourne. Excellent leisure opportunities, green open spaces and easy access to the promenade make the area popular with residents and visitors throughout the year.



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.

Haviland Road, Bournemouth

Asking Price Of £425,000

Martin & Co Bournemouth

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Key features:

- Substantial end-of-terrace investment property
- 6 Bed most with en-suite facilities
- Arranged over 3 floors (approx. 1,500 sqft)
- Configured for strong rental yield and tenant demand
- Mix of en-suite rooms and semi self-contained accommodation
- Communal kitchen plus additional kitchenette facilities
- Private rear garden – a rare benefit for shared housing
- Scope for cosmetic improvement and value uplift

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This substantial end-of-terrace property presents a compelling investment opportunity, offering generous accommodation arranged over three floors and extending to approximately 1,500 sq ft.

The property is currently configured to maximise rental potential, comprising six bedrooms, the majority of which benefit from en-suite shower facilities. The layout has been carefully designed to appeal to professional tenants, providing a balance of privacy and practicality, with a mix of standard and partially self-contained rooms.

A communal kitchen serves the property, while selected rooms also benefit from additional kitchenette facilities, further enhancing flexibility and tenant appeal. The overall arrangement supports strong and consistent rental demand within the local market.

Externally, the property benefits from a private rear garden – a valuable feature for shared accommodation and an attractive addition for tenants seeking outdoor space.

While the property is well-established as a rental asset, it now offers clear scope for cosmetic improvement. An incoming purchaser has the opportunity to modernise the interiors and potentially increase rental income in line with current market expectations. Ideally positioned within easy reach of local amenities, transport links, and both Boscombe and Bournemouth town centres, the property also benefits from close proximity to the area's award-winning sandy beaches, further driving tenant demand.

This is an excellent opportunity to acquire a high-yielding asset in a strong coastal rental location, with future potential for further optimisation (subject to the necessary consents).

Agent's Notes:

Tenure: Freehold

Annual Rental Income:

Tax Band: B

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

