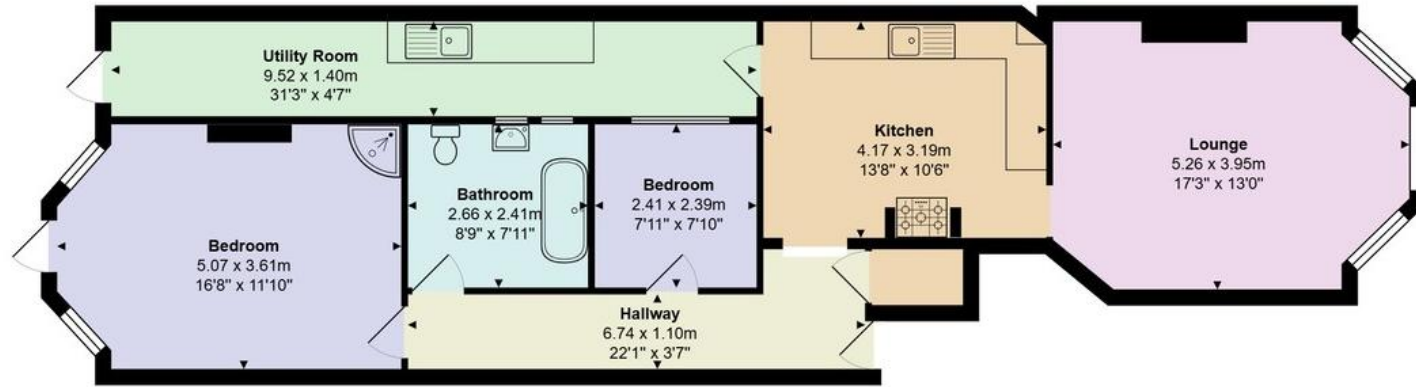


Property Location Southbourne



Total Area: 87.3 m² ... 939 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.

Fisherman's Avenue, Southbourne

Guide Price £330,000

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

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

MARTIN&CO

Southbourne Location

Parking

Enclosed Patio Garden

Two Bedrooms

Ground Floor

Character Flat

Spacious Lounge/Diner

Modern Kitchen & Bathroom

Gas Central Heating

Double Glazing

Close To Beaches



Why you'll like it

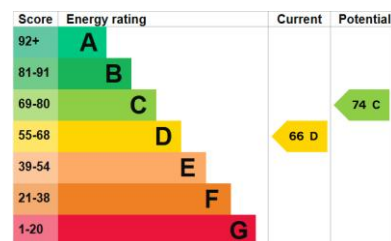
This attractive ground-floor flat forms part of an impressive character conversion and retains a wealth of charm alongside modern-day comforts. The property is accessed via a communal entrance leading into a welcoming hallway.

The accommodation comprises a bright and spacious lounge/diner featuring high ceilings and large bay windows, allowing for an abundance of natural light. The modern fitted kitchen offers a range of base and eye-level units with ample work surface space and integrated appliances.

There are two generously sized double bedrooms, both beautifully presented and offering flexible accommodation for homeowners, guests, or those working from home. The contemporary bathroom has been stylishly finished with a modern suite and quality fittings.

A particular feature of the property is the enclosed sunny patio garden, providing an ideal space for outdoor dining and entertaining. Further benefits include allocated parking to the rear, gas central heating, and double glazing.

Agent Notes:
 Tenure: Share of Freehold
 Lease: TBC
 Ground Rent: £0
 Service Charge: £600 per annum
 Tax Band: B
 EPC: D
 Parking: At Rear Off Road



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.

