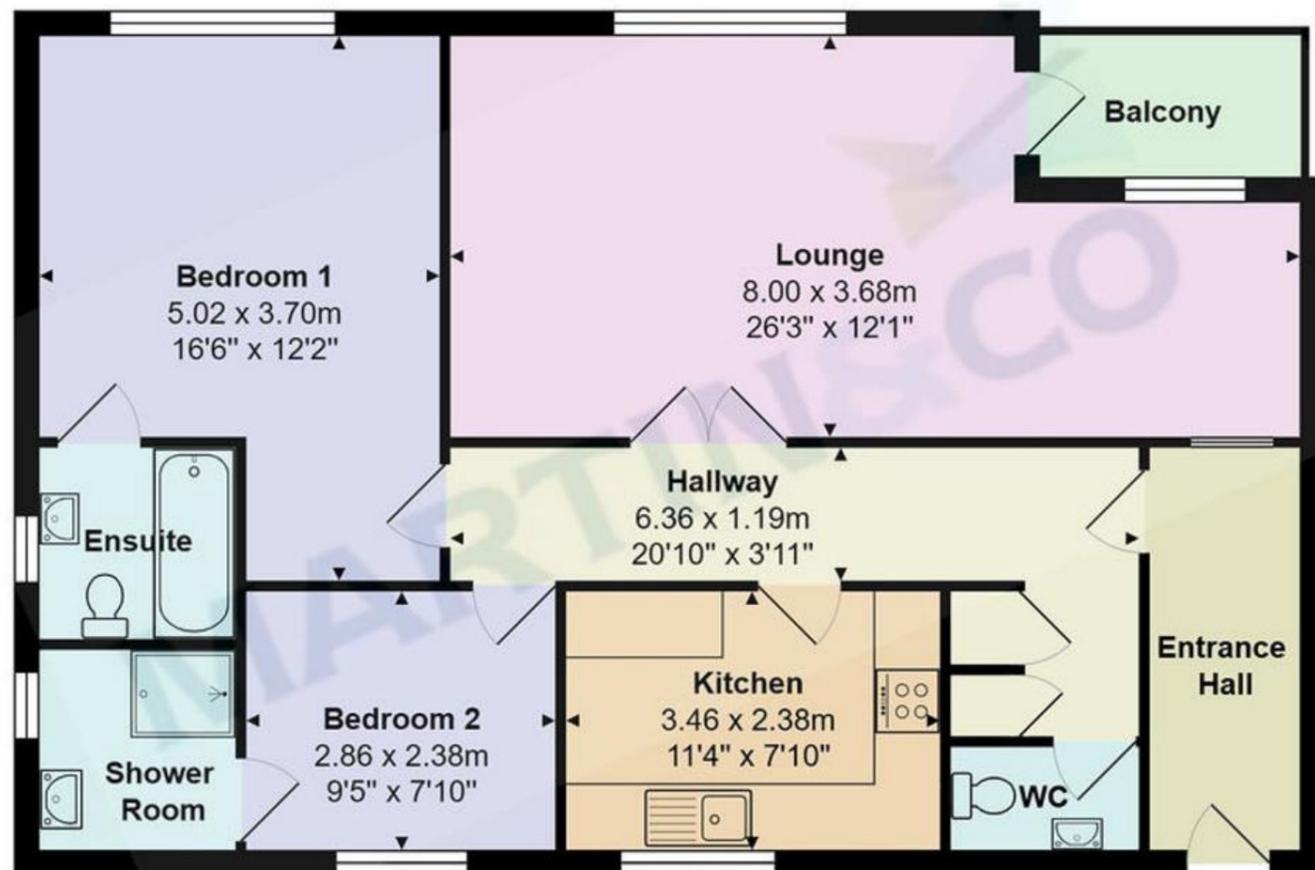


Property Location Southbourne



Total Area: 83.4 m² ... 897 ft² (excluding balcony)

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.

Bellevue Crescent , Southbourne

Offers Over £300,000

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Balcony With Sea Views

Two Double Bedrooms

Large Communal Garden

Underground Gated Parking

Recently Refurbished

Sold With Vacant Possession

Master With Ensuite

Modern Kitchen

Council Tax Band B

EPC Rating C



Why you'll like it

Set within a quiet residential area of Southbourne, this beautifully refurbished two double bedroom apartment offers spacious, well-appointed accommodation with sea views and excellent local amenities nearby.

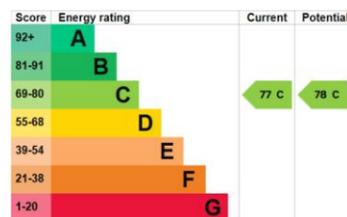
The property features a bright and airy living space with direct access to a private balcony, perfectly positioned to enjoy a sea view. A modern, recently updated kitchen provides ample storage and workspace, ideal for both everyday living and entertaining.

There are two generous double bedrooms, including a superb master suite with its own ensuite bathroom. The second bedroom is equally well-proportioned and is served by a contemporary shower room, while a separate W/C adds further convenience.

Externally, residents benefit from a large communal garden, perfect for relaxing outdoors, as well as secure underground gated parking. The property is sold with vacant possession, making it an ideal purchase for both owner-occupiers and investors alike.

Ideally located just 1.5 miles from the natural beauty of Hengistbury Head, the apartment combines coastal living with peace and privacy.

Agent Notes -
Leasehold
Underlying Lease Length - 957 Years Remaining
Service Charge- £1,650 & £200 Reserve Fund
Ground Rent - Peppercorn
Council Tax Band- B
EPC- C



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.

