

Property Location Boscombe Spa



Total Area: 91.2 m² ... 982 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.



Boscombe Spa Road, Bournemouth

Asking Price Of £375,000

Martin & Co Bournemouth

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- Prime Coastal Setting
- Far-Reaching Sea Views
- Private Entrance
- South-Facing Aspect
- Spacious Living Room
- High Ceilings And Bay Window
- Contemporary Kitchen
- Integrated Appliances
- Direct Access To A Private Patio
- Two Generous Double Bedrooms,
- Share Of Freehold
- Two Allocated Parking Spaces
- Ideal Main Home Or Coastal Retreat



Why you'll like it

Occupying a prime coastal position with attractive sea views, this beautifully presented ground floor apartment combines elegant period features with contemporary styling to create a superb, turn-key home.

Accessed via its own private entrance, the property immediately offers a sense of privacy and independence, further enhanced by two allocated parking spaces and useful external storage – ideal for bikes or water sports equipment.

The accommodation opens into a stylish and well-appointed kitchen, fitted with a comprehensive range of integrated appliances, sleek cabinetry and a breakfast bar for casual dining. This space flows naturally into a dining area, perfectly positioned to enjoy the outlook. Double doors open directly onto a private patio, creating an effortless indoor-outdoor connection and an ideal setting for relaxing or entertaining.

The living room is a standout feature of the home – a beautifully proportioned space with high ceilings, period detailing and a large south-facing bay window that floods the room with natural light while framing the sea views. The room offers ample space for both seating and formal dining if desired.

The property offers two well-sized double bedrooms. The principal bedroom is positioned to the rear for added privacy and benefits from a modern en suite, while the second bedroom is equally well-proportioned and served by a contemporary family bathroom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		

Set within a well-maintained and professionally managed building, the apartment is offered with a share of freehold, providing both security and long-term appeal.

With its combination of character, modern finish and sought-after location just moments from the beach, local amenities and transport links, this exceptional property is perfectly suited as a main residence, second home or investment. Early viewing is highly recommended to fully appreciate the lifestyle on offer.

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 Bourmemouth 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.

