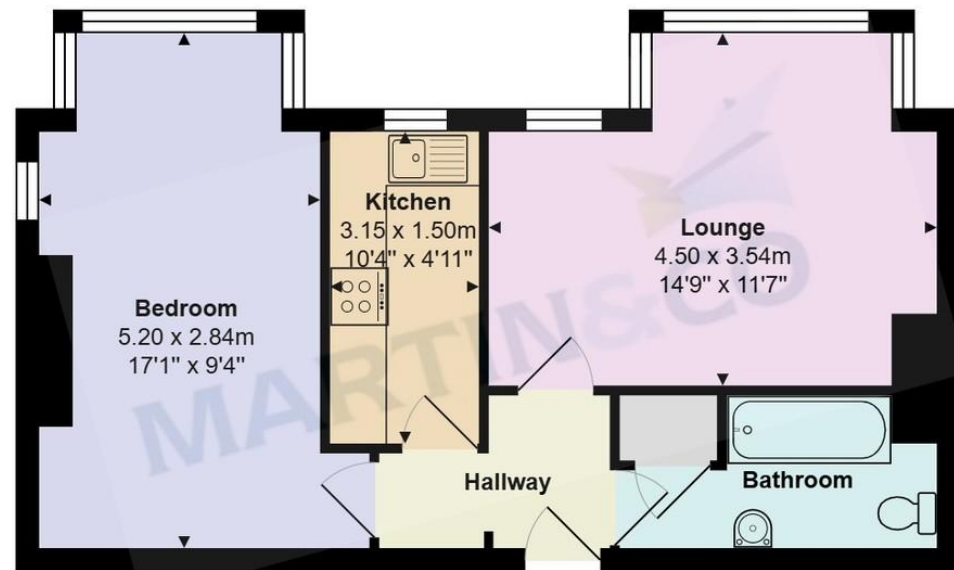


Southbourne



Total Area: 42.9 m² ... 462 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.

Flat 1, 12 Stourcliffe Avenue, Southbourne, BH6 3PT

Asking Price Of £170,000

Martin & Co Bournemouth

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

01202559922

<http://www.bournemouth.martinco.com>





Key features:

- No Forward Chain
- One Double Bedroom
- Allocated Parking
- Share of Freehold
- Popular Location
- Ground Floor
- Storage Shed
- Block of Only 5 Flats



Why you'll like it

A spacious ground-floor apartment forms part of a well-maintained block of just five flats, offering a sense of privacy and exclusivity. The property is accessed via a communal entrance and benefits from a practical layout throughout.

The accommodation comprises a spacious lounge/diner with ample natural light, creating a comfortable living space. The separate kitchen is well-appointed with a range of fitted units and work surfaces. The double bedroom is generously sized, providing plenty of space for furnishings, while the bathroom is fitted with a modern suite.

Further benefits include gas central heating, double glazing, and useful storage options, including a timber storage shed located within the communal grounds.

Externally, the property benefits from allocated parking, a highly desirable feature in this popular coastal area.

LOCATION

Positioned in a prime Southbourne location, the property is within easy reach of local shops, cafés, and transport links, as well as being just a short distance from the stunning 5* award-winning sandy beaches, making it ideal for those seeking a coastal lifestyle.

Agent Notes

Tenure: Share of Freehold - Completion of last sale in the building/Freehold
 Term: 999 Years from 1st January 2015
 Ground Rent: Peppercorn
 Completion Contribution: £500+VAT to Management Company
 Maintenance: As & When until appointed Management Company
 Chain: No forward chain
 Floor: Ground floor flat
 Parking: Allocated parking
 Tax Band: A
 EPC Rating: C

