



Connells

Southbourne Grove
Bournemouth

Southbourne Grove Bournemouth BH6 3RA

for sale guide price
£175,000



Property Description

Connells Southbourne are pleased to offer this well presented first floor apartment in a prime Southbourne location, under 500 meters from Southbourne clifftops and beaches below. Just moments from the vibrant Southbourne Grove, this well-presented first floor flat offers a fantastic opportunity for first-time buyers, investors or those seeking a convenient coastal home. The property features two bedrooms, a bright and spacious sitting room, a separate kitchen and a bathroom. Further benefits include a useful bike storage area, vacant possession and no forward chain.

Ideally positioned for Southbourne's award winning coastline and the ever popular Southbourne Grove, residents can enjoy an excellent selection of independent cafés, bars, restaurants and boutique shops right on the doorstep.

An exceptional coastal home combining character, style and convenience in one of Bournemouth's most sought-after locations.

Approach

Situated in the heart of Southbourne, the property is accessed via a private entrance located to the side of the building. A pedestrian walkway leads to the entrance door, offering independent access and excellent convenience for the array of nearby shops, cafés, transport links and local amenities available along Southbourne Grove.

Stairs rise to the first floor landing and front door opens into the;

Entrance Hall

Two storage cupboards. Doors to all rooms.

Sitting Room

Double glazed windows to the side aspect. A bright and generously proportioned room providing ample natural light, with space for both lounge and dining furniture.

Kitchen

Double glazed window to the rear. Comprising a range of matching wall and base units with work surfaces over and tiled splashbacks. Features include an inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring hob and extractor hood above, together with space and plumbing for a washing machine and further appliances.

Bedroom One

Double glazed windows to the side aspect. A spacious room offering space for a double bed and additional bedroom furniture.

Bedroom Two

Double glazed windows to the side aspect. Ideal as a guest bedroom, home office or study, with space for a bed and additional furniture.

Bathroom

Three piece suite comprising a panel enclosed bath with shower attachment and glass shower screen, pedestal wash hand basin and low level WC. Complemented by part tiled walls, a heated towel radiator and an obscured double glazed window providing natural light and ventilation.

Agents Notes;

Lease: 189 from 25 March 2003

Service Charge: £1778 per annum

Ground Rent: £0 per annum.

Council Tax: Band B - BCP Council

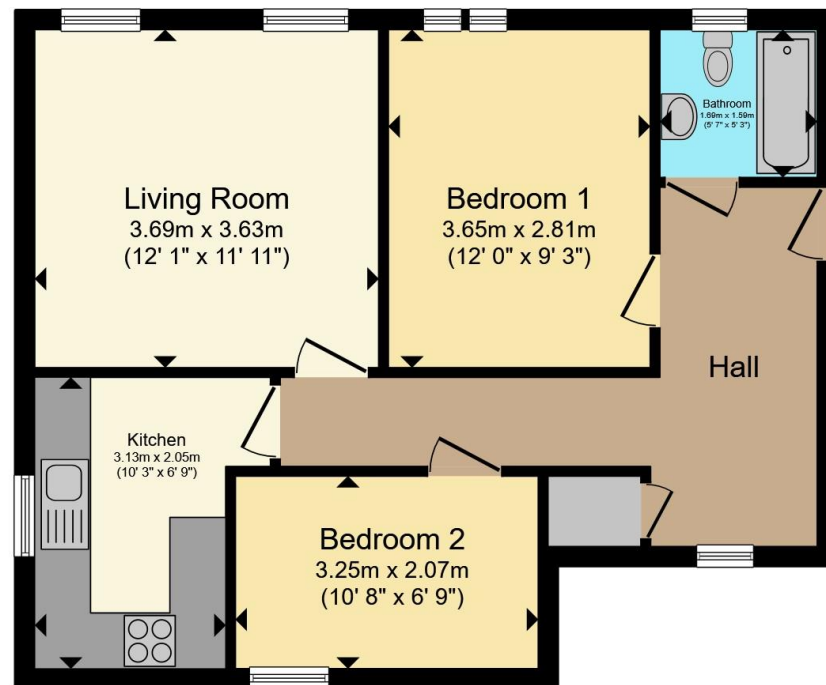
EPC Rating: C

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









First Floor

Total floor area 53.6 m² (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1778.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN304397

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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