

Connells

Needles View Southbourne Overcliff Drive Bournemouth

Needles View Southbourne Overcliff Drive Bournemouth BH6 3NP

for sale offers in excess of **£300,000**







Property Description

Situated in the highly sought after location of Southbourne Overcliff Drive, Needles View is a well presented purpose built ground floor apartment offering comfortable coastal living with stunning sea views. The property features two generous double bedrooms, a bright and spacious lounge/diner, and a modern kitchen/breakfast room ideal for everyday living and entertaining. A private balcony provides the perfect spot to enjoy the sea outlook, whilst the garage adds much needed storage for all of your beach equipment! Ideally positioned close to Southbourne's beaches and local amenities, this apartment presents an excellent opportunity for those seeking a stylish seaside residence.

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Approach

A pathway leads to a communal entrance accessed via a security system where stairs and a lift rise to all floors. This property is on the ground floor and the apartment front door opens up to the:

Entrance Hall

Large storage cupboard. Radiator. Secure entry phone. Doors to all rooms.

Sitting Room

Double glazed sliding door to the front aspect offering sea views. Window to the side. Feature fireplace. Radiator.

Kitchen

Double glazed windows to the rear and side aspects. Radiator. Fitted with a range of matching wall and base units with laminate worktops over. Inset sink and drainer unit with tiled splashbacks. Integrated eye level double oven. Inset induction hob with stainless steel extractor unit over. Integrated dishwasher, Space and plumbing for washing machine. Cupboard housing the gas central heating boiler. Built in cupboard. Space for breakfast table and chairs.

Bedroom One

Double glazed sliding door to the front aspect

offering sea views. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to the rear. Wardrobe. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over. Wash hand basin with vanity unit.. Low level WC.

Outside

Garage situated in block, electronic garage door.

Agents Notes;

Lease: 125 Years from 1 March 1998

Service Charge: £2598 per annum

Ground Rent: £175 per annum

Council Tax - Band E - BCP Council

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.







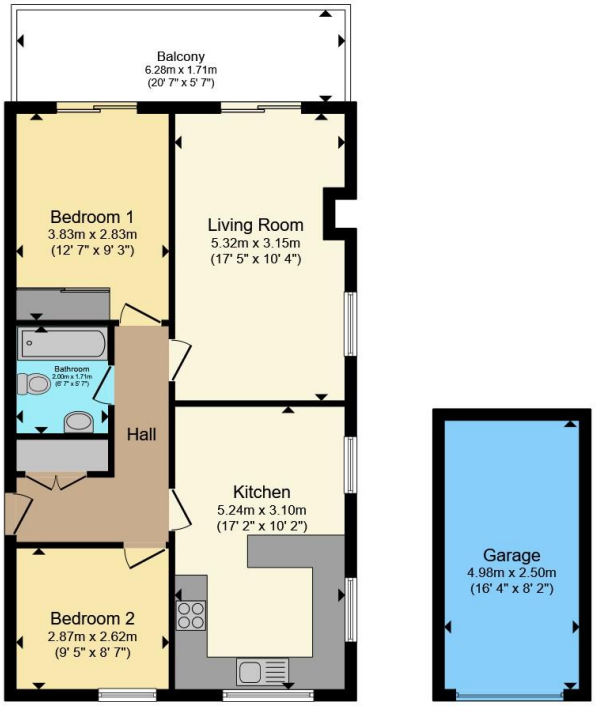









SOBO BEACH



Floor Plan **Garage**

Total floor area 76.9 m² (828 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

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To view this property please contact Connells on

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax Band: E

Service Charge: 2598.00

Ground Rent: 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306289

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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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