

**Wentworth Avenue
Southbourne
Bournemouth, BH5 2EG**



A fantastic opportunity to acquire this beautiful purpose built two bedroom first floor apartment with sunny aspect garden and garage.

Price guide £450,000 Leasehold







Situation & Description

The property is located within close proximity of Southbourne's beautiful beaches along Bournemouth's famous seven mile stretch of golden sands. Located within close proximity is the shopping area of Southbourne which has a varied range of shops, restaurants and bars. There are also good local bus services providing links to Bournemouth and Poole.

Bournemouth town centre offers the Bournemouth International Centre, theatre, museums and art galleries and numerous restaurants and clubs as well as The Pavilion and Central Gardens. Schools, colleges and Bournemouth University cater for education for all ages and are found in the local area.

A block of only two apartments, this gem benefits from the whole of the first floor and has its own private entrance.

The landing boasts exceptional space, offering a study area and storage cupboards. The kitchen has a range of eye and low level units with integrated tall fridge/freezer, washing machine, dishwasher, five ring gas hob and eye level electric oven. There is an exterior door leading from the kitchen down steps and into the private garden. The lounge has a beautiful bay window giving a bright and airy aspect and has an gas fire and surround as the main focal point.

There are two double bedrooms, both benefitting from large bay windows and the master with en-suite shower room.

The en-suite has part tiled walls and a three piece suite comprising low flush WC, wash hand basin with vanity unit under and shower cubicle. There is a main family bathroom which was upgraded in 2021, with fully tiled walls and three piece suite comprising low flush WC, wash hand basin and bath with shower above.

OUTSIDE

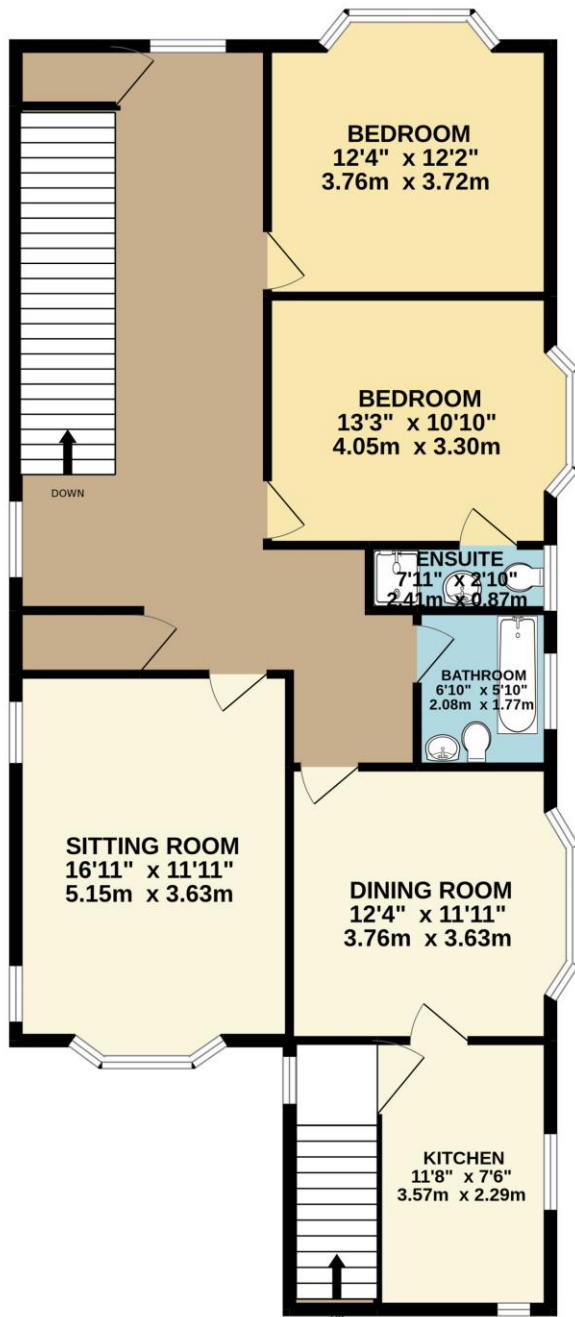
The private walled garden is a South facing sunny aspect which is laid to paved patio with space to add potted plants and table and chairs. Off the garden is a sun room which would make an ideal relaxing space.

The property comes with a single garage and shared driveway with parking for several vehicles.

TENURE

Leasehold - 999 years from 1976
Service charge - On as and when basis
Ground rent - Peppercorn

FIRST FLOOR
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.







IMPORTANT NOTICE:

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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