







**Location**

Southbourne Road is positioned within one of the areas most sought-after coastal locations.

The road is ideally situated within close proximity of Southbourne Grove, offering an excellent range of independent shops, cafés and restaurants.

The property benefits from easy access to Southbourne's award-winning beaches, widely considered among the best on the south coast. The nearby clifftop and promenade provide attractive outdoor space and coastal walks.

Southbourne Road is well placed for reputable local schools, green spaces and reliable transport links, allowing straightforward access to Bournemouth town centre and surrounding areas.

Overall the location represents a prime Southbourne location, offering a combination of strong residential appeal, excellent amenities and long term desirability.

**Entrance**

Steps up from the first floor via a returning staircase to the second floor which in turn has a double glazed window and a further double glazed Velux window allowing ample natural light into the Hallway. The apartment occupies all of the top floor.

**Living/Dining Room/Kitchen**

8.06m x 3.43m (26' 5" x 11' 3") Max. Large double glazed window allowing ample natural light into the room, part sloped ceilings, storage in eaves, open plan through to the Kitchen.

Kitchen: A modern fitted Kitchen with breakfast bar area, integrated oven with induction hob and extractor hood over, part tiled walls, sink unit with mixer tap, space for freestanding fridge freezer and space and plumbing for washing machine, door to storage with lighting, wood effect laminate flooring.

**Bathroom**

2.63m x 2.10m (8' 8" x 6' 11") Contemporary suite comprising of a paneled bath with mixer tap, close coupled WC, wash hand basin , corner tiled shower unit with thermostatic shower.

**Bedroom**

6.50m x 3.37m (21' 4" x 11' 1") Max. Spacious double room, large window allowing ample natural light into the room, part sloped ceilings.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

