



HEARNES

WHERE SERVICE COUNTS

A charming two double bedroom first floor, character apartment located in a highly desirable location within only a moments walk to the ever popular Southbourne High Street and easy reach of the award winning sandy beaches. The property, now offering the opportunity for some further modernisation and updating also benefits from an area of private front garden with permission granted for a drop curb to be put in place which would provide off road parking.

The property is offered for sale with no forward chain.

A communal porch leads to the entrance of the property with a staircase leading to a light and spacious landing which opens into a bright spacious living room. A separate kitchen, also to the front aspect offers ample floor and wall mounted units finished with a matching work surface.

The property's two bedrooms are generously sized double rooms with the master bedroom also offering a feature fireplace. Completing the accommodation is a modern fitted shower/wet room.

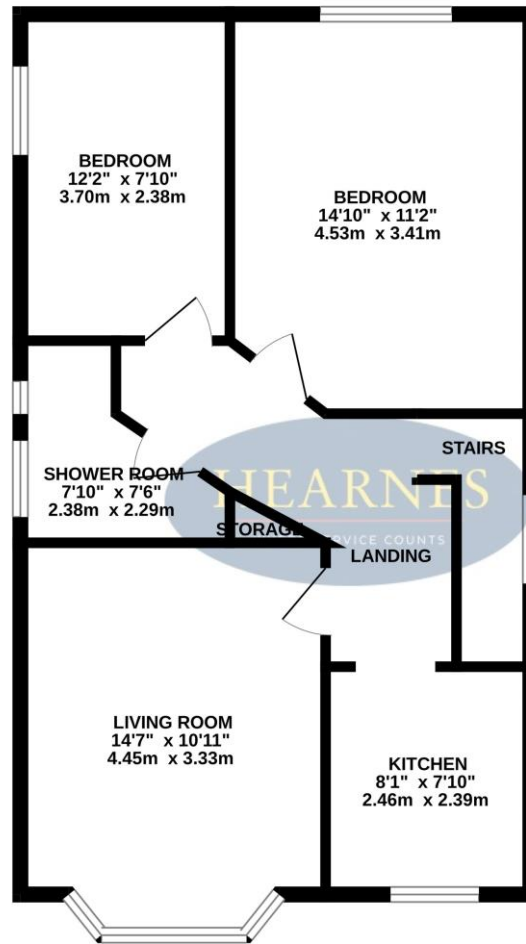
Share of Freehold - 999 years from 1987

EPC RATING: TBC COUNCIL TAX BAND: B



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

FIRST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

