



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

rightmove find your happy

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

This beautifully appointed three bedroom, first floor apartment is situated within this attractive and well maintained development. The property offers spacious and thoughtfully designed accommodation throughout, featuring a generous open plan lounge and dining area with double doors opening onto a Juliet balcony - this impressive living space is complemented by a stylish, fully fitted kitchen with integrated appliances including a Neff oven - microwave above, fridge, freezer, Neff dishwasher, and washer dryer. The principal bedroom benefits from a contemporary en-suite shower room, whilst two further bedrooms provide excellent flexibility for family living, guests or home working, there is also a well appointed modern bathroom. Further highlights include ample internal storage, along with a highly practical external storage cupboard. The apartment also benefits from secure underground parking providing convenience and peace of mind, and together with a share of the freehold and no forward chain, this lovely home would make an excellent property choice.

This property is situated in the leafy and prestigious area of Branksome Park, surrounded by high quality homes and apartment developments. For lovers of a coastal lifestyle, there are miles of stunning sandy beaches and a scenic promenade stretching from the famous Sandbanks to Bournemouth and beyond. The vibrant village of Westbourne is also close by, offering a lively and eclectic mix of independent coffee shops, restaurants, and boutique stores, alongside the usual high street names to include Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and main line train stations at both nearby Branksome and Bournemouth town centre.

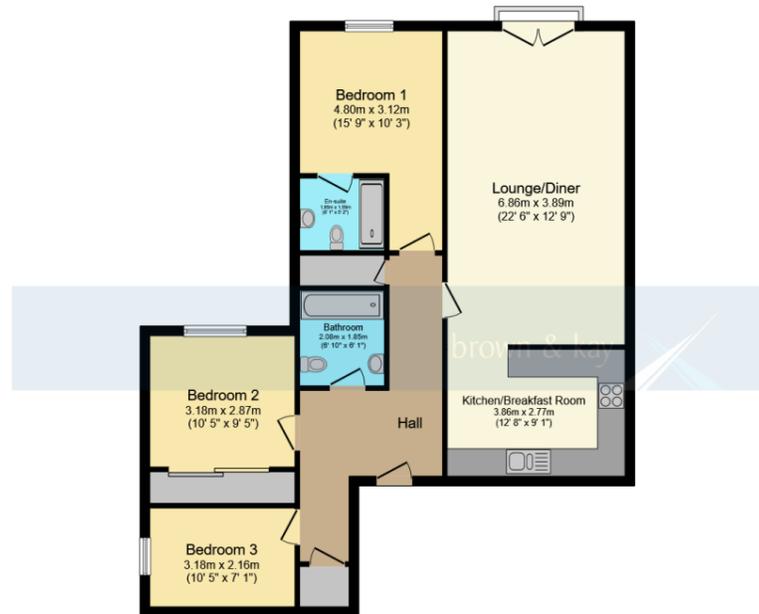
MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 983 years remaining
 Service Charge - £414.15 for the period 1st Jan - 31st Mar '26
 Management Agent - Self managed by the residents, AGM held every year
 Holiday Lets - Not permitted
 Pets - *Well managed pets are permitted at the discretion of the management, a prospective buyer must satisfy themselves.
 Parking - Secure underground parking space
 Utilities - Mains Electric, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - B

KEY FEATURES

- PET FRIENDLY*
- NO FORWARD CHAIN
- FIRST FLOOR WITH LIFT ACCESS
- THREE BEDROOMS
- OPEN PLAN LIVING WITH JULIET BALCONY
- STUNNING KITCHEN/BREAKFAST AREA WITH APPLIANCES
- EN-SUITE TO THE MASTER BEDROOM
- SECURE UNDERGROUND PARKING PLUS EXTERNAL CUPBOARD
- UNDERFLOOR HEATING
- TENURE - SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)	85	86
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan
 Floor area 91.6 sq.m. (986 sq.ft.)

Total floor area: 91.6 sq.m. (986 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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