





Location

Southbourne is one of Bournemouth's most sought after locations well known for its award-winning beaches and vibrant local high street. Southbourne Grove enjoy a wide selection of independent cafés, artisan bakeries, boutique retailers, and well established restaurants, all located just a short walk from the property.

The area benefits from excellent transport links, with regular bus services, nearby Pokesdown and Bournemouth train stations, and easy access to major routes connecting to Christchurch, Poole, and beyond. Another benefit of the area are the highly regarded local schools and a range of leisure amenities.

Entrance Hall

Giving access to all rooms, door to a cupboard housing a cylinder with slatted shelving over, further door to a further storage cupboard housing the consumer unit.

Living Room

5.17m x 3.64m (17' 0" x 11' 11") Spacious sunny aspect room.

Kitchen

3.48m x 3.09m (11' 5" x 10' 2") Max. Matching wall mounted and base units, space for electric cooker, space for further domestic appliance, tiled walls.



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.



Bathroom

2.38m x 1.51m (7' 10" x 4' 11") In need of complete modernisation.

Bedroom One

3.63m x 3.46m (11' 11" x 11' 4") Spacious double bedroom.

Bedroom Two

3.35m x 3.03m (11' 0" x 9' 11") Spacious double bedroom.

Garage

In a nearby bloc with up and over door.

Material Information

Tenure - Share of Freehold

Lease Term - 979 Years Remaining

Service Charge - £600.00 every six months

Pets - Accepted with written permission from the management company.

Holiday lets are not permitted.