



HEARNES
WHERE SERVICE COUNTS

A rare opportunity to purchase a three double bedroom maisonette apartment set in a favoured development just off the Southbourne Overcliff, offering both a private patio area and balcony with excellent sea views. Southbourne Sands is a popular development which sits adjacent to the cliff top in Southbourne with the beach a very short walk away and the various shops, bars and restaurants of Southbourne highstreet also nearby.

A communal front entrance with entry phone gives access to the development, stairs then leading to the first floor and through to the subject apartment. Entering the apartment a hallway offers storage and has a door leading to the first of the property's three bedrooms with a modern cloakroom set opposite. A further door from the hall then leads to the impressive open plan living space. This very spacious room offers plentiful room for a wide range of living and dining room furniture and has windows overlooking, and sliding doors giving access to the property's southerly facing balcony. With ample for a table and chairs on the balcony the balcony benefits from a excellent view along the coast line. From the living space a separate kitchen offers a range of both eye and base level storage cupboards with space for further white goods.

Stairs lead from the living space down to the ground floor accommodation where a hallway has doors leading to a family bathroom and two further bedrooms. Both bedrooms are double in size with the principle bedroom having sliding patio doors leading onto a private patio area. A particular feature of the property is a double garage with integral access from the lower ground floor.

Accessible from Stourwood Road, a driveway leads to the rear of the building, providing access to the double garage, complete with power and light via an up-and-over door.

Leasehold - 999 years from 1979
Maintenance - £1,248 per half year
Ground Rent - £110 per annum

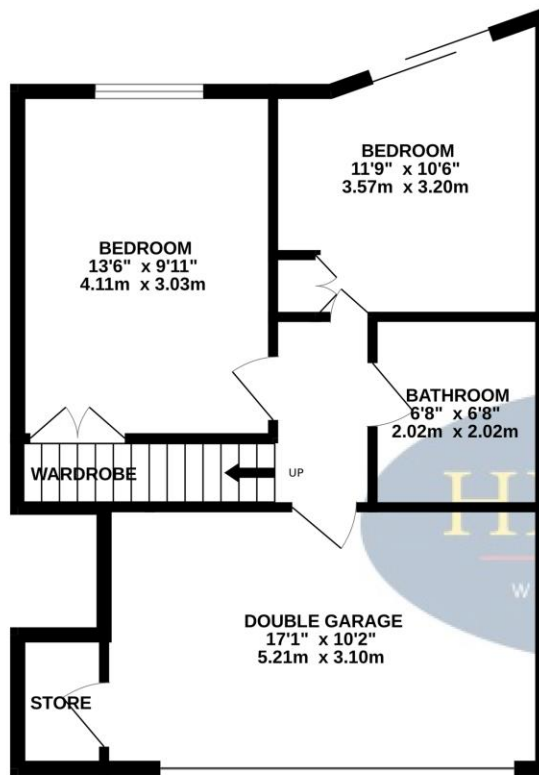
Council Tax - D

EPC Rating - TBC

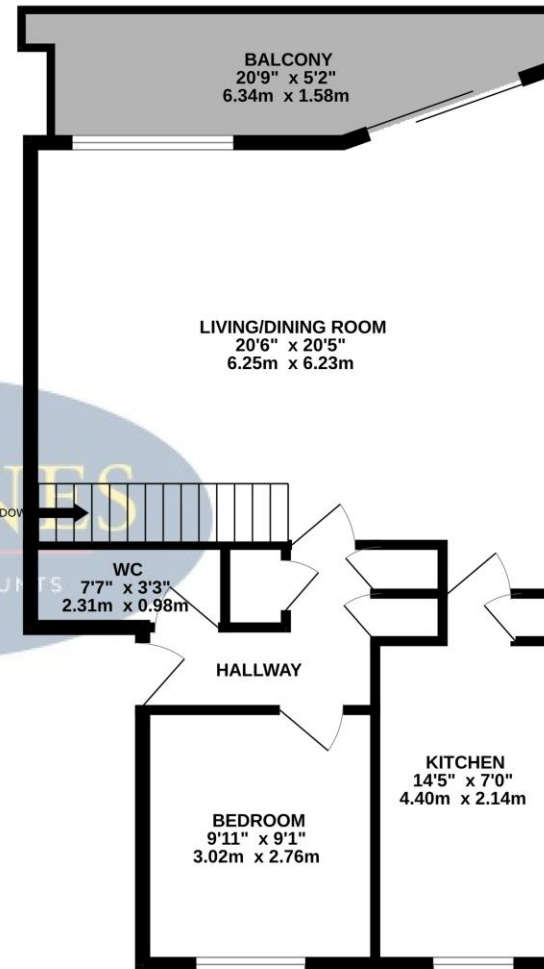
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

