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Estate Agents



Auctioneers

293 Belle Vue Road, Southbourne, Bournemouth, BH6 3BB

Guide Price £365,000 – Freehold

**Superb Two Bedroom Ground Floor Flat | Entrance Hallway | 15ft Reception Room | Gas Fired Central Heating
Two Genuine Double Bedrooms | Modern Bathroom | 22ft Kitchen Diner | Private Rear Garden | Two Parking Spaces | Freehold**

A rare opportunity to purchase a superbly presented two-bedroom ground-floor flat with the benefit of the Freehold title. Ideally located just a stone's throw from local shops, picturesque walks along the banks of the River Stour and approximately one mile from Hengistbury Head, this spacious home offers an excellent combination of convenience and lifestyle. The property is entered via a welcoming hallway featuring attractive wall panelling, a large storage cupboard and doors leading to all principal rooms.

To the front aspect is the delightful 15ft reception room with a bay window and a feature fireplace, incorporating a Dimplex 3D electric stove on a tiled hearth, creating a warm and inviting living space. Both bedrooms are excellent size genuine doubles with windows to the side aspect, offering plenty of natural light.

The modern family bathroom is fitted with a stylish contemporary suite comprising a bath with a shower over, a vanity wash hand basin and a WC, and is complemented by contemporary tiling and a side aspect window. To the rear of the property is the impressive 22ft kitchen/diner, fitted with a modern range of shaker-style units with contrasting work surfaces over. Integrated appliances include a built-in oven and hob, microwave, washing machine and dryer. There is ample space for a dining table and chairs, and French doors open directly onto the rear garden, ideal for entertaining.

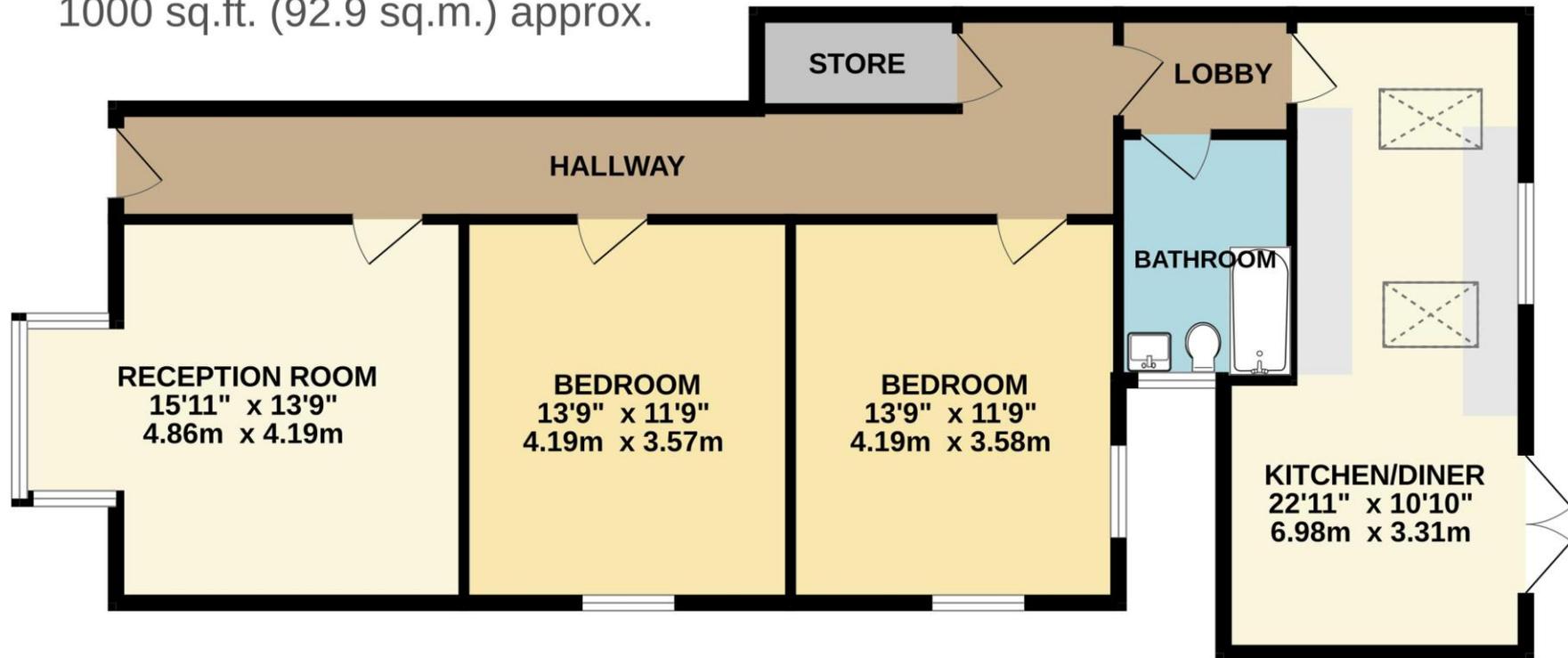
Externally, the property benefits from two allocated parking spaces at the front and gated side access. The enclosed rear garden features a decked area with perimeter LED lighting, artificial lawn, garden shed and a large private side passageway (approximately 12.8 meters) providing excellent additional storage space. This superb home combines generous accommodation, private outdoor space, parking and freehold ownership in a highly desirable location. Viewing is highly recommended.

Tenure: Freehold
EPC Rating: to be confirmed
Council Tax Band: B





GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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