



Estate Agents



Auctioneers

Harvey Road, Pokesdown, Bournemouth, Dorset, BH5 2AE

Guide Price £235,000 – Leasehold

**Three Bedroom First Floor Flat | Hallway & Landing | 16ft x 13ft Reception Room | Modern Kitchen | 14ft Master Bedroom
Two Further Double Bedrooms | Bathroom | Wc | No Chain | Low Outgoings | Character Features
0.5 Miles from Southbourne Clifftop | New Carpets Throughout | Boiler Under Warranty**

Accessed via a secure communal entrance, this exceptionally bright and spacious first-floor apartment combines period charm with modern convenience, offering a fresh and move-in-ready interior that is sure to impress. Upon entry, you are greeted by a generous landing that sets the tone for the rest of the property, providing a welcoming and airy introduction to the home. To the front aspect is a stylish 16ft kitchen, thoughtfully designed with a range of contemporary units, an integrated oven, hob, and extractor. There is abundant workspace and storage, with plenty of room for additional appliances, making it ideal for those who enjoy cooking or entertaining. A casual dining or seating area completes the space, providing a versatile spot for breakfast, informal meals, or relaxed social gatherings.

The apartment's standout feature is the elegant 16ft x 13ft reception room, which exudes character and charm. High ceilings enhance the sense of space, while a large bay window floods the room with natural light, creating a warm and inviting atmosphere. A beautiful original fireplace adds a classic touch, perfect for cosy evenings at home or impressing guests. The principal bedroom, measuring approximately 14ft x 13ft, continues the theme of generous proportions and period character. It features a feature fireplace and enjoys a tranquil rear aspect, offering a peaceful retreat.

Two further well-proportioned double bedrooms provide flexibility for family living, guests, or a home office, each with ample natural light and a pleasant sense of space. The apartment also benefits from a modern bathroom, complete with a panelled bath and wash hand basin, as well as a separate WC, adding practical convenience for households or shared living. Recently redecorated and recarpeted throughout, the apartment presents a fresh and contemporary feel while retaining its original character and charm. Its combination of space, elegance, and thoughtful layout makes it an ideal purchase for owner-occupiers seeking a stylish home or investors looking for a desirable rental property.

Early viewing is highly recommended to fully appreciate the scale, character, and excellent location on offer.

Tenure: Leasehold
Service Charge: As & When
Ground Rent £0
EPC Rating: 74 | C





FIRST FLOOR

918 sq.ft. (85.3 sq.m.) approx.



Disclaimer 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 of 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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