



Estate Agents



Auctioneers

# **Clifton Road, Southbourne, Bournemouth, BH6 3NZ**

## **£330,000 – Leasehold**

**Two Bedroom Second Floor Flat with Sea Glimpses | Communal Hallway and Stairs lead to Second Floor  
Private Entrance Hallway | Lounge/Diner with Balcony enjoying Sea Glimpses | Modern Kitchen/Breakfast Room  
Two Double Bedrooms | Bathroom and Additional Separate W/C | Garage in Block | Communal Grounds**

Located mere moments away from Southbourne clifftop with award winning sandy beaches below and Southbourne Grove with its range of independent shops, cafes, bars & restaurants, this charming two double bedroom apartment enjoys sea glimpses from the balcony and the kitchen. The property benefits from gas central heating, double glazing and is accessed via a communal entrance with secure entry phone system and stairs leading to the second floor.

The private front door opens into a spacious hallway which has two useful storage cupboards and leads to the double aspect lounge/diner, measuring approx. 20' in length and has sliding doors to the private balcony - enjoying lovely views towards the sea. The kitchen also has sea glimpses, and is fitted with modern gloss-white units, there is a breakfast bar, built-in oven, microwave and gas hob, along with an integrated fridge/freezer and space for a washing machine.

The master bedroom has built-in wardrobes, and the second bedroom is also a double. There is a three piece bathroom suite, comprising of a bath with overhead shower, w/c and vanity unit with inset basin; there is also an additional separate w.c.

Outside there are well maintained communal grounds and a garage in block.

Lease Length - 149 Years remaining

Ground Rent - Zero

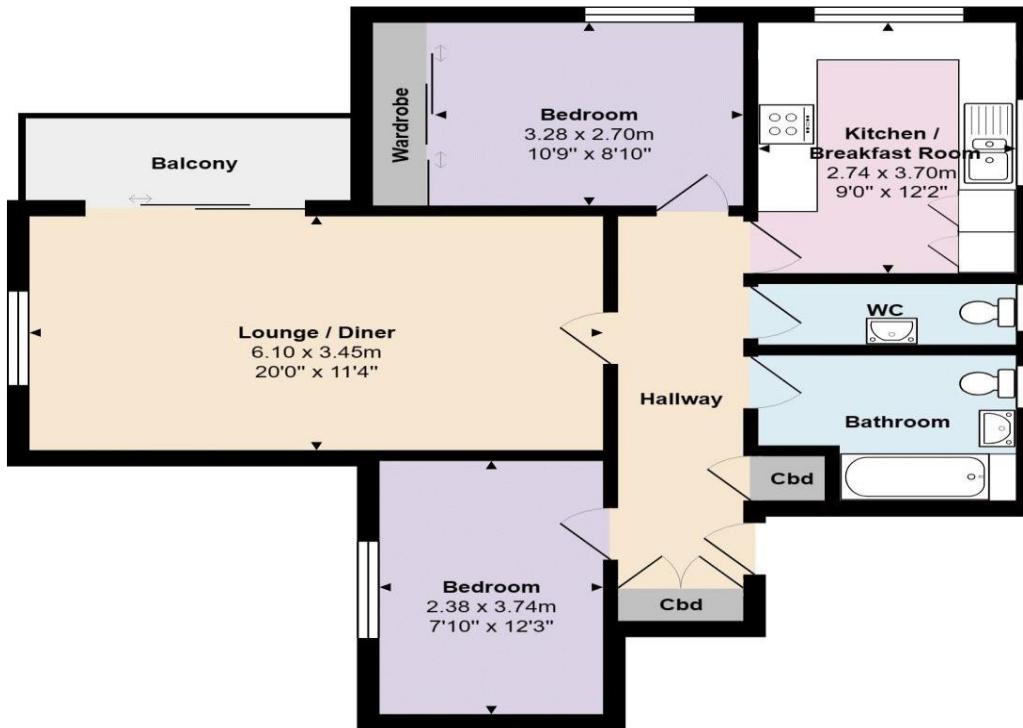
EPC Rating: 71 | C

Service Charge - Approx. £1822.11 per annum

Council Tax Band: D







Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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