



Estate Agents



Auctioneers

Southbourne Grove, Southbourne, Bournemouth, BH6 3RA

Guide Price £160,000 – Leasehold

**Second Floor Flat | Leasehold | Communal Entrance | Hallway | Three Piece Bathroom Suite | Two Bedrooms
Bright & Airy Lounge | Fully Fitted Kitchen | Storage Cupboards | No Onward Chain | Double Glazing | Gas Central Heating
Recently Replaced Boiler In November 2022 | Excellent Location In The Heart Of Southbourne
Close To Award Winning Beaches | Ideal First Time Purchase / Investment Property**

A beautifully presented two-bedroom second-floor flat situated in the heart of Southbourne, offered with no onward chain. This property would make an ideal first-time purchase or an excellent investment opportunity. The flat benefits from easy access to a wide range of local amenities, including shops, cafés, restaurants, and bars, while also being within close reach of Southbourne's award-winning beaches.

The property is accessed via a communal entrance with stairs leading to the second floor. Upon entering the flat, you are welcomed by a hallway featuring three separate storage cupboards and doors leading to all principal rooms. The bathroom comprises a three-piece suite including a bathtub with overhead shower attachment, wash basin, and W.C., along with a Velux window providing natural light and ventilation. The master bedroom is a generously sized double room with ample space for wardrobes and additional bedroom furniture. The second bedroom is well-suited as a child's bedroom, guest room, or home office. The lounge is also well-proportioned and benefits from two windows that let plenty of natural light fill the room. The kitchen offers ample worktop and storage space, along with a built-in oven and hob, space for a freestanding fridge freezer, and room for an under-counter washing machine. Additional benefits include gas central heating, double glazing throughout, a newly extended lease with 166 years remaining and a new boiler that was replaced in November 2022.

Please note: The photographs of the flat were taken in 2025 when the property was vacant. The property is currently tenanted.

An excellent opportunity for first-time buyers or investors – arrange your viewing today to avoid missing out!

Tenure: Leasehold

Lease Length - 166 years (newly extended)

Service Charge: £663.00, paid half-yearly / £110.00 per month

Ground Rent: "Peppercorn, if demanded"

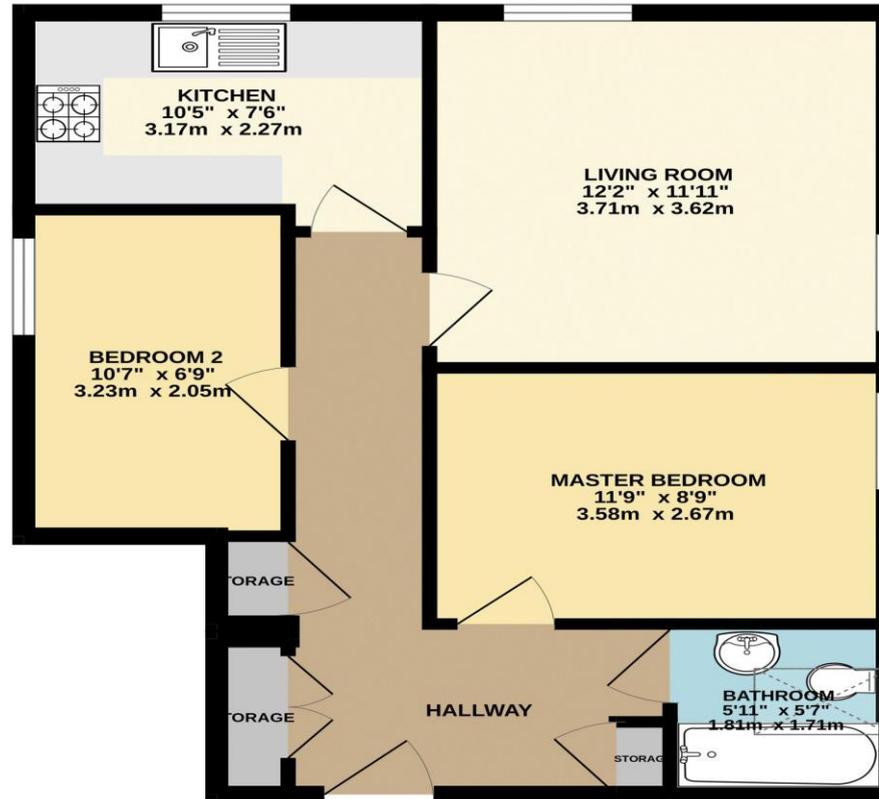
Council Tax Banding: B

EPC Rating: 74 | C





GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 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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