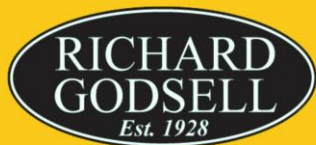


Estate Agents



Auctioneers



## **Cranleigh Court, Cranleigh Road, Southbourne, BH6 5JZ** **Guide Price £134,950 - Leasehold**

One Bedroom Retirement Bungalow | Over 60s Development | Hallway  
Open Plan Kitchen Diner | Bedroom Shower Room | Long Lease | Vacant Possession

# Cranleigh Court, Cranleigh Road, Southbourne, BH6 5JZ

## Guide Price £134,950 - Leasehold

This is a rare opportunity to purchase a one-bedroom semi-detached bungalow in a quiet retirement estate designed for those over 60. Cranleigh Court consists of a small collection of apartments and just two bungalows, all conveniently located near bus routes and local shops in Tuckton. The property has been modernised in recent years and now features UPVC double glazing, plantation shutters, electric heating, a stylish modern kitchen, and an open-plan reception room. The double bedroom comes with fitted wardrobes, and the modern bathroom includes a walk-in shower, WC, and basin.

The bungalow is surrounded by pleasant communal grounds with visitor parking, and residents have access to a communal laundry and lounge.

Tenure Leasehold - approx 150 years remaining

Service Charge: £2,300.00 per year

Ground Rent: £400.00 per annum

No Chain

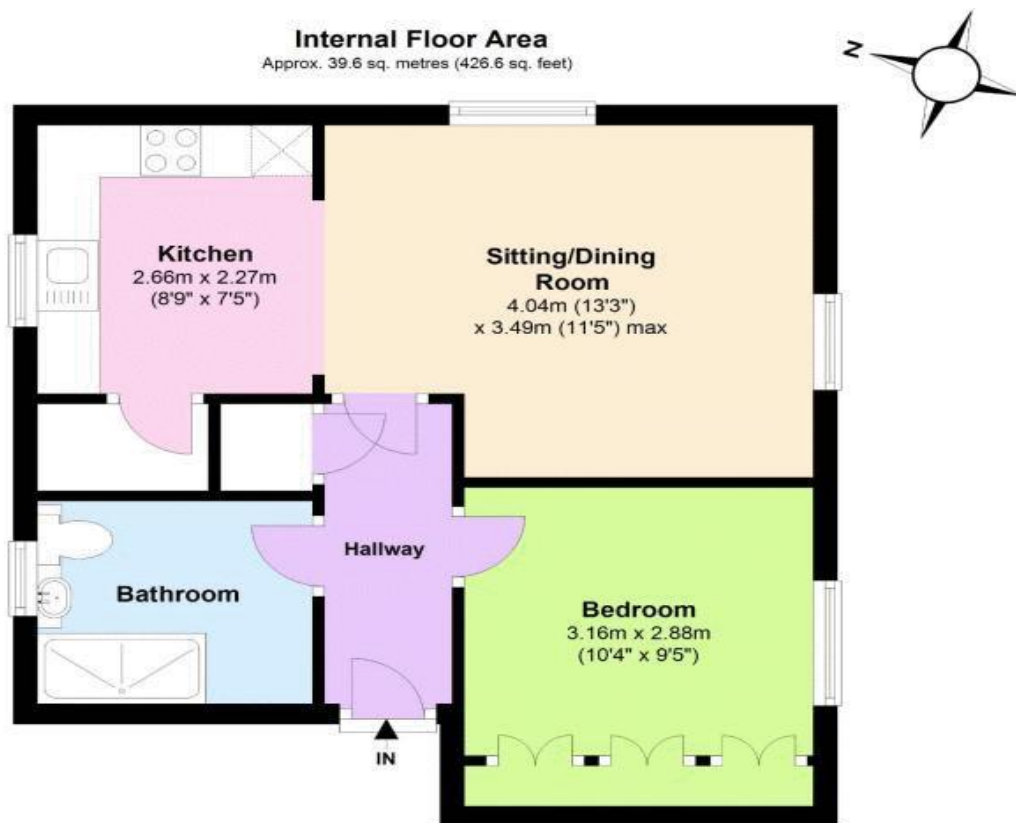


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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