



Estate Agents



Auctioneers

Stourvale Road, Southbourne, Bournemouth, Dorset, BH6 5JD

Guide Price £239,950 – Share of Freehold

Two Bedroom First Floor Flat | Private Entrance To Landing | Open Plan Kitchen & Living Room | Bathroom Two Double Bedrooms | Study | Private Garden | Off-Street Parking | Share Of Freehold

This well-presented and ideally located two-bedroom first-floor apartment offers a fantastic opportunity to enjoy coastal living just moments from the vibrant heart of Southbourne. Positioned within easy walking distance of Southbourne Grove's popular shopping parade, with its eclectic mix of cafés, bars, and restaurants, as well as Pokesdown train station, this property perfectly balances lifestyle and convenience.

Accessed via its own private entrance, stairs lead to a bright first-floor landing. The standout feature is the impressive 18ft open-plan kitchen/living space, designed for modern living. The kitchen area offers a range of wall and base units, a built-in oven and hob, and space for additional appliances, while the lounge area enjoys a light and airy feel with windows to the side.

Both bedrooms are well-proportioned doubles. The principal bedroom features a charming bay window, while the second bedroom benefits from fitted wardrobes. A separate 11ft study provides excellent flexibility, ideal as a home office, dressing room, or with potential to be converted into an en-suite, subject to the necessary permissions. The bathroom is fitted with a modern three-piece suite, including a bath with a shower over, WC, and basin, complemented by clean white tiling. Additional benefits include UPVC double glazing, gas central heating, and access to loft space for extra storage.

Externally, the property boasts off-street parking for one vehicle and a private side garden, mainly laid to artificial lawn with a useful storage shed.

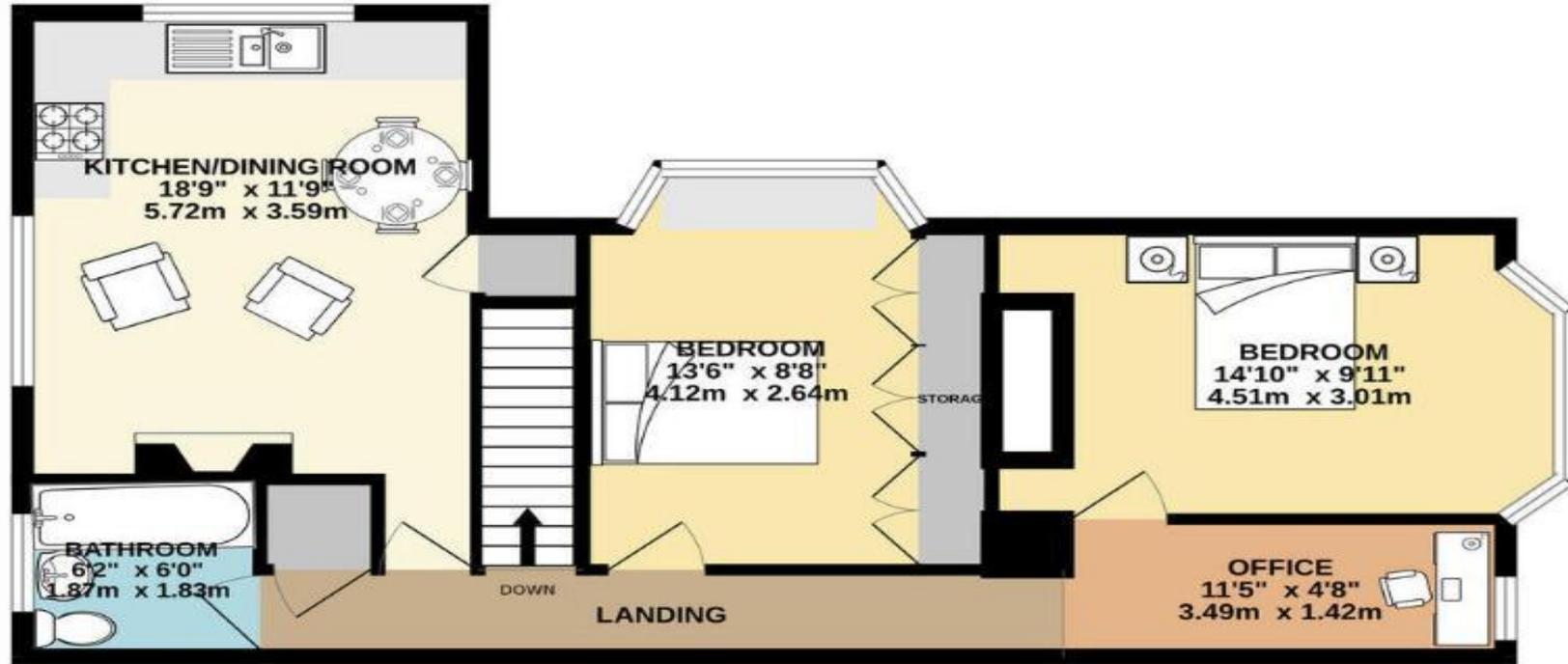
Offered with a share of freehold, this is a superb home in a sought-after location. Early viewing is highly recommended.

Tenure: Share of freehold
EPC Rating: to be confirmed
Council Tax Banding: to be confirmed





FIRST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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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