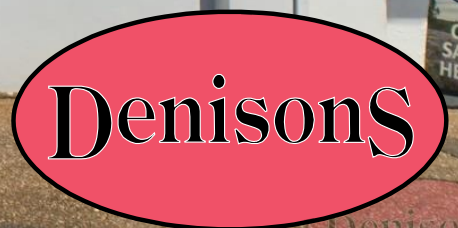




100a Broadway



100a Broadway

Southbourne, BH6 4EH

£245,000

A fantastic opportunity to purchase this top floor flat with huge potential, located in a highly sought-after coastal area, just a short walk from Hengistbury Head and the beautiful Southbourne Beach. This well-presented flat offers two spacious double bedrooms and a good size loft room, providing flexible accommodation and excellent scope for improvement. Situated in a peaceful and popular neighbourhood, this is a great flat in a sought-after coastal location, ideal as a first-time home, buy-to-let investment, or private holiday retreat. The property benefits from outside storage and a private off-road parking space/courtyard—a rare and valuable feature in this area. It's also conveniently located within walking distance of local shops, cafes, and essential amenities. The flat is offered to the market with no onward chain and has 123 years remaining on the lease. There is no ground rent and no regular maintenance charges—costs are shared between owners only as and when work is required. This is a fantastic opportunity to secure a property with real potential in one of the South Coast's most desirable locations.



Entrance Hall

Utility room

Kitchen 9' 11" x 8' 2" (3.02m x 2.49m)

Family Bathroom 6' 7" x 5' 8" (2.01m x 1.73m)

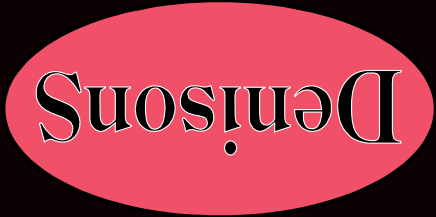
Bedroom Two 13' 6" x 8' 11" (4.11m x 2.72m)

Bedroom One 12' 4" x 11' 10" (3.76m x 3.60m)

Lounge 16' 1" x 11' 10" (4.90m x 3.60m)

Parking





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		

