

Southbourne, Bournemouth



HEARNES

WHERE SERVICE COUNTS





# Southbourne, Bournemouth

## LEASEHOLD PRICE £375,000

A stunning three bedroom character maisonette located in a premier location within easy reach of the award winning sandy beaches and popular Southbourne High street offering a range of individual bars, shops and restaurants. The property is also benefits from beautifully maintained communal gardens and allocated parking.

This unique home features its main accommodation over the first and second floors whilst benefitting from its own private ground floor entrance.

An impressive living room with feature fireplace enjoys a sunny aspect outlook across the superbly maintained communal gardens, whilst a separate dining room is situated to the rear of the property. Also situated on the first floor is a separate kitchen and master bedroom suite featuring a walk in wardrobe area and family bathroom.

The second floor features two further double bedrooms and a shower room along with a large and very useful walk in loft space. The loft space provides power and light, plumbing for a washing machine and extensive storage whilst also offering possibility of further accommodation (subject to necessary consents and approval)

The property is conveyed with one allocated parking space along with additional visitor parking.

Leasehold with approximately 100 years remaining.  
Maintenance charge £70 pcm.

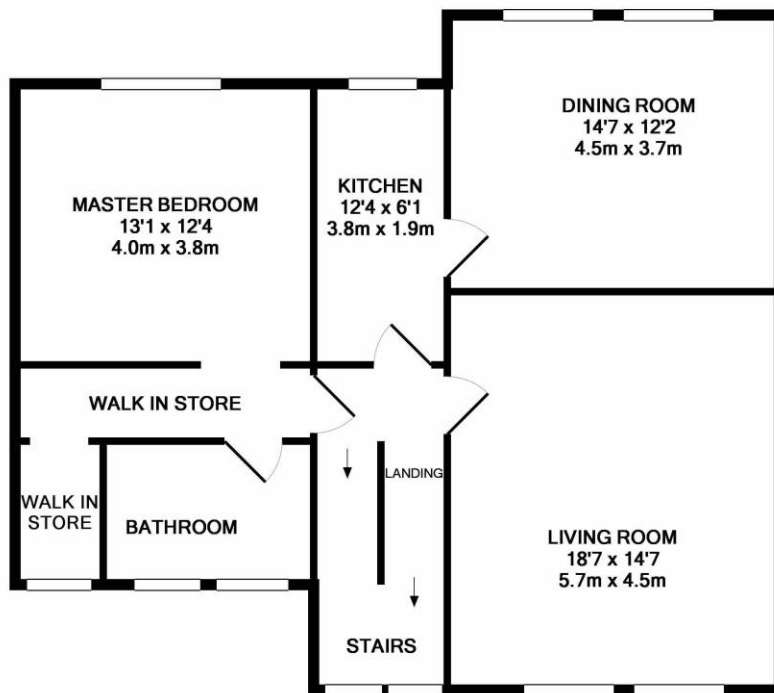
**COUNCIL TAX BAND: C**      **EPC RATING: to be advised**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

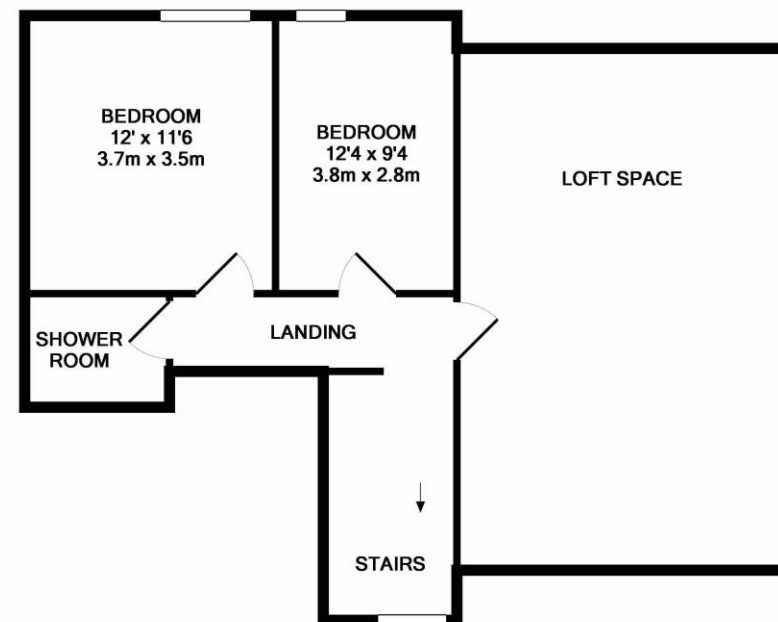




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1682 SQ.FT. (156.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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