



Seabourne Road
Bournemouth BH5 2JE

Offers In Excess Of £175,000

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Great potential as an investment or large apartment in the Southbourne Area. A second floor apartment on the high street. Share of Freehold.

This is a great two, possibly three bedroom apartment on the edge of the Southbourne Grove area, with its restaurant and cafe culture, and a short walk to Fishermans Walk, leading to the Southbourne sandy beaches.

Upon entering the property and climbing the stairs to the landing. Immediately ahead is the second bedroom, suitable for a double bed. Windows are west facing, so getting the evening sun.

The living room is large enough for a small dining area, and sofas etc, with a circular bay with three windows, giving lots of light.

The kitchen has fitted units, a gas hob and electric oven and room for a washing machine and fridge freezer. There is also ample room for a table and chairs.

The bathroom window is east facing, so gets the morning sun, fitted with a white suite and shower. Finished in white tiles.

The master bedroom is large enough for a large double bed and wardrobes, with two sash windows. There is an en suite bathroom to the master bedroom, which again is fitted in white tiles, and a white suite.

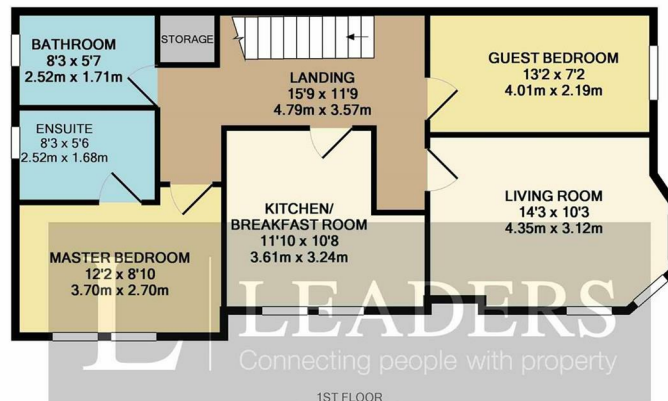
The property comes with Share of Freehold,



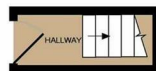
- Share of Freehold
- Two Double Bedrooms
- Large Kitchen
- Master En Suite
- Close to Southbourne Shops
- Own Entrance
- Double Glazed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
		EU Directive 2002/91/EC



1ST FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 28 SQ.FT.
(2.6 SQ.M.)

1A
TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 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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These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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