



£525,000

8a Beechwood Avenue, Bournemouth, BH5 1LX



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Full Description

Superb 4/5 bedroom character first and second floor maisonette offering spacious accommodation in good decorative order situated in a sought after location close to Shelley Park with easy access to the cliff top and just a short walk to local shops and amenities. With a garden and garage this stunning apartment offers great family accommodation as a main residence or second home. Built in 1903 this Edwardian Residence has its own front door with stairs leading to a spacious entrance/dining hall. Character features have been retained and the feature high ceilings and large windows allow the property to be flooded by natural light. On the first floor is a very spacious 21' x 14' lounge. A further two reception rooms offer versatile accommodation and could be used as bedrooms if required also serviced by a shower room and additional cloakroom. There are stairs accessing to the second (top) floor which provides further spacious accommodation offering three bedrooms, one of which is the master bedroom with additional dressing room and en-suite facilities. A shower room services the remaining two bedrooms on this floor. Outside the property benefits from an extensive rear garden which is mainly laid to lawn and partly gravel. Boasting a westerly aspect you are able to enjoy the sun throughout daylight hours. A detached garage offers parking and storage. A truly unique home that needs to be viewed to fully appreciate the accommodation on offer.

Tenure: Leasehold Lease: New Lease on Sale Ground Rent: To Be Confirmed (subject to new lease) Maintenance: As & When Basis 60% applicable Insurance: £478 per annum (last years payment)



FEATURES & SPECIFICATIONS

- 4/5 Bedroom Character Property
- Edwardian Residence
- First & Second Floor Maisonette
- Near by 5* Award Winning Sandy Beaches
- Parking and Garage
- Sought After Location
- Superb Residential Home or Investment Opportunity

Beechwood Avenue, Bournemouth
 Approximate Gross Internal Area = 211.5 sq m / 2277 sq ft
 Outbuilding = 19.5 sq m / 210 sq ft
 Total = 231 sq m / 2487 sq ft



[] = Reduced headroom below 1.5m / 5'0"
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating	
	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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO ₂ emissions	
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