

**FOR SALE**



**Sea Road, Bournemouth**  
**Asking Price Of £370,000**

  
**MARTIN & CO**



## Sea Road, Bournemouth

4 Bedrooms, 2 Bathroom

Asking Price Of £370,000

- Top Floor, Spectacular Sea Views
- Dual Aspect Living Room
- South Facing Balcony
- High Standards Finishing
- Concierge Services
- SHARE OF FREEHOLD

An impressive top floor four double bedroom flat with spectacular sea views within a landmark building in the sought after Boscombe Spa location within easy reach of town centre and seafront. Finished to the highest of standards throughout, includes two luxury bathrooms, impressive living room with south facing balcony. Concierge service, porter phone entry system. Share of freehold.



San Remo Towers is a landmark building, a grade II listed building, situated in an elevated position close to Boscombe Pier. It was built in a horseshoe arrangement situated around a central courtyard being divided into five blocks, A, B, C, D & E. Principally arranged over basement, ground and four upper floors, each block is serviced by a passenger lift and service lift. There are in excess of 170 apartments in the development. The award winning 'Blue Flag' sandy bathing beaches are a short walk away as well as the diverse range of shopping and leisure facilities of both Boscombe and Bournemouth town centres. The complex offers 24/7 security, concierge, internal courtyard, communal gardens, communal facilities including laundry room, lift and residents' lounge. Residents have access to roof terraces where they can enjoy stunning sea-views from Isle of White to Old Harry Rocks.

## ENTRANCE HALL

Smooth plastered ceiling with pendant light, painted walls and neutral colour carpeted flooring. Double storage cupboard, intercom phone entry handset, wall mounted radiator, glazed double doors to lounge and to dining room, panelled doors to bedrooms and bathroom.

## LIVING ROOM 20' 6" x 11' 8" (6.26m x 3.58m)

Double glazed windows either side of a pair of double glazed French doors leading out onto balcony, four feature side aspect arched double glazed windows, wall mounted radiator, coved and smooth ceiling with ceiling spot lights, painted walls and neutral fitted carpets.

## BALCONY

Stunning views, being of a South and West aspect, enjoying beautiful sea and coastal views of Bournemouth's award winning beaches all the way to Poole Harbour and Old Harry Rocks.

## KITCHEN 11' 5" x 7' 10" (3.50m x 2.40m)

Two feature arched double double glazed windows, fitted kitchen with a range of matching units, imitation granite

style laminate worktops with over mounted stainless steel one and a half bowl sinks and integrated appliances including a fridge freezer, dishwasher and washing machine, oven, four ring hob with cooker hood over. Ceiling spotlights, painted walls and tiled flooring.

## BEDROOM 1 (MAIN) 13' 3" x 12' 0" (4.04m x 3.66m)

Two feature front aspect arched double glazed windows, fitted wardrobe. Smooth plastered ceiling with spotlights, painted walls and neutral fitted carpet, wall mounted radiator, door leading to:-

## EN-SUITE 6' 11" x 5' 6" (2.12m x 1.68m)

Three piece suite comprising, panelled bath with mixer tap and shower attachment, WC, pedestal wash hand basin, fully tiled, double glazed window, heated towel rail.

## BEDROOM 2 13' 7" x 8' 11" (4.16m x 2.72m)

Triple feature front aspect arched double glazed windows, wall mounted radiator, double door built in wardrobe. Smooth plastered ceiling with spotlights, painted walls and neutral fitted carpet.



**BEDROOM 3 11' 8" x 11' 3" (3.58m x 3.45m)**

Triple feature rear aspect arched double glazed windows, wall mounted radiator, fitted wardrobe. Smooth plastered ceiling with spotlights, painted walls and neutral fitted carpet.

**BEDROOM 4 / DINNING ROOM**

**11' 9" x 8' 0" (3.60m x 2.44m)**

Two feature arched double glazed windows, wall mounted radiator. Smooth plastered ceiling with spotlights, painted walls, neutral coloured fitted carpet.

**BATHROOM 7' 10" x 5' 4" (2.40m x 1.65m)**

Single arched frosted double-glazed window to rear aspect, white three piece suite comprising panelled bath with mixer tap and shower riser rail, folding shower screen, coloured glass bowl sink with mixer tap, close coupled WC, tiled walls, wall mounted heated towel rail radiator.

**PARKING**

A privately-owned parking space comes with this property.

**COMMUNAL ROOF TERRACE**

The vast roof terraces are made available to the residents to enjoy beautiful views of the coastline and the stunning sea view of Bournemouth bay.

**Tenure: Share of Freehold**

**Term of the Lease: 999 years (Ending in 3018)**

**Annual Service Charge: £2,861**

**Annual Hot Water and Heating: £1,225**

**Reserve: £2,924**

**Ground Rent: £0**

**Council Tax Band E**

**DISTANCES:**

150 mts to Seafront, Beaches, Boscombe Pier

550 mts to Boscombe High Street

1.3 km to Kings Park

1.5 km to Town Centre

1.9 km to Queens Park

3.5 km to Caste Point Shopping Centre

5.3 km to Hengistbury Nature Reserve

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

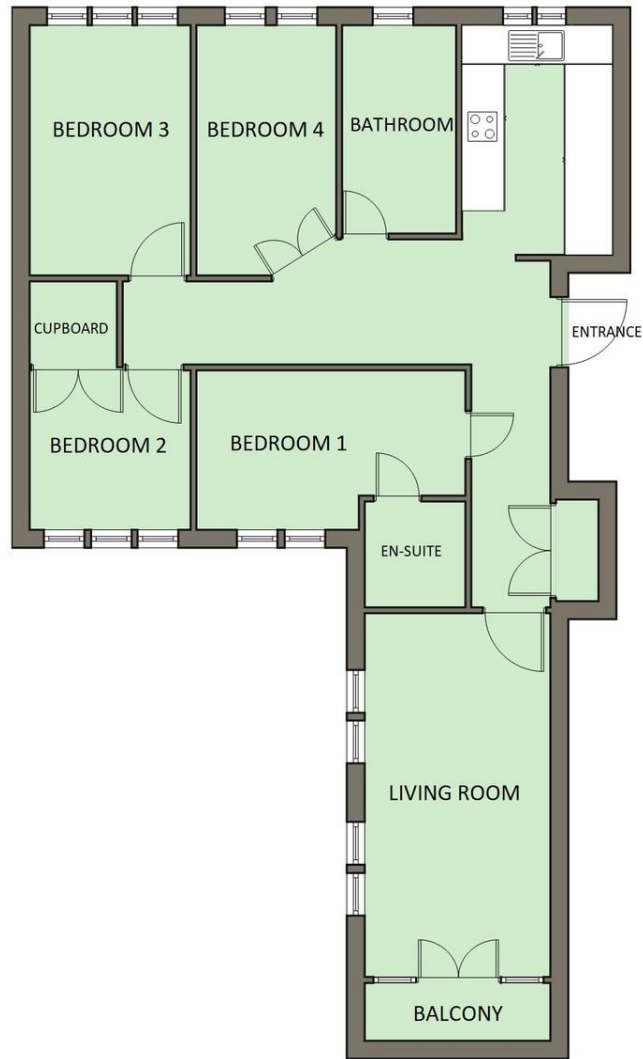
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		





## Martin & Co Bournemouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.