

**FOR SALE**



**Twynham Road, Southbourne**  
**Asking Price Of £275,000**

  
**MARTIN & CO**



## Twynham Road, Southbourne

2 Bedrooms, 1 Bathroom

Asking Price Of £275,000

**\*\*NO CHAIN\*\***

- South Balcony with some SEA VIEWS
- Bedrooms with Built-in Wardrobes
- Separate LARGE Kitchen
- Garage

Large two bedroom apartment on 2nd floor in Southbourne, in a purpose built block with communal gardens and only 30 mts from St Peters School and 400 mts from Sandy Beaches.

This property offers two double bedrooms, hallway w/ storage cupboard, family bathroom, separate fitted kitchen, very large living room w/ balcony and private garage.

Tenant in situ. Long lease. No forward chain.

### **ENTRANCE HALL 21' 4" x 3' 2" (6.506m x 0.973m)**

A long hallway with storage cupboard, covered with neutral carpet flooring and benefitting from a wall mounted large radiator, neutral painted walls, plastered ceiling with pendant light, decorative coving to smooth plastered ceiling.

### **LIVING ROOM 19' 0" x 11' 0" (5.800m x 3.369m)**

A large and bright living room with two double glazed doors with direct access to balcony, wall mounted large radiator, walls are painted in magnolia colour, while the floor is covered with fitted carpet in a neutral colour.



**BALCONY 10' 10" x 4' 6" (3.309m x 1.396m)**

A good size south facing balcony with tiled flooring with glass panels and sea glimpses.

**KITCHEN 14' 11" x 9' 1" (4.562m x 2.775m)**

A separate kitchen with double glazed window, neutral colour flooring, light colour worktops, a single bowl over mount stainless steel sink with drainer. A range of base and wall cupboards and drawers with washing machine, oven, hob and fridge freezer, ceiling mounted pendant light and wall mounted radiator.

**BEDROOM 1 15' 4" x 10' 1" (4.686m x 3.079m)**

A large double size bedroom with built-in wardrobe with one double glazed window, with pendant light and decorative coving to smooth plastered ceiling. The walls are decorated in grey, while the floor is covered with fitted carpet in a neutral colour. A radiator is mounted behind the door. Access to hallway.

**BEDROOM 2 9' 5" x 9' 1" (2.878m x 2.774m)**

A double bedroom with built-in wardrobe one double glazed window, with pendant light and decorative coving to smooth plastered ceiling. The walls are decorated in magnolia, while the floor is covered with fitted carpet in a neutral colour. A radiator is mounted behind the door. Access to hallway.

**BATHROOM 7' 0" x 7' 4" (2.149m x 2.240m)**

A good size family bathroom with large window, with bathtub with shower mixer and white ceramic tiled wall. It also features a pedestal wash hand basin with wall mounted mirror, close coupled toilet and wall mounted radiator. The floor is covered with neutral colour carpet.

**GARAGE** One private garage.

**PARKING** Plentiful on road parking available on side streets.



**Tenure: Leasehold**  
**Term of Lease: 112 Years Remaining**  
**Annual Service Charge: £1,800**  
**Ground Rent: Peppercorn**  
**Council Tax Band: B**

**DISTANCES:**

- 30 mts to St Peters School
- 400 mts to Southbourne Beach
- 600 mts to Tuckton
- 1.0 km to Solent Golf Course
- 1.0 km to Southbourne High Street
- 1.3 km to Hengistbury Head
- 2.3 km to Christchurch Town Centre

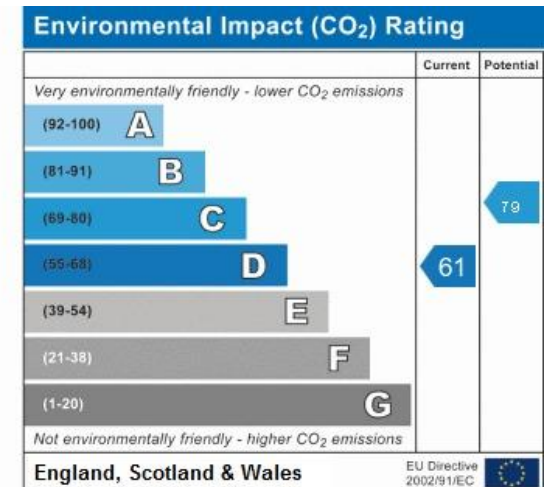
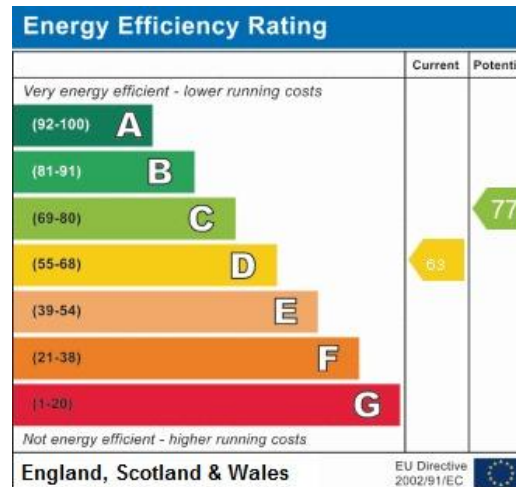
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2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.

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