

FOR SALE



Seaward Avenue, Bournemouth
Asking Price Of £625,000


MARTIN & CO



Seaward Avenue, Bournemouth

4 Bedrooms, 2 Bathrooms

Asking Price Of £625,000

- SEASIDE LOCATION
- 100 MTS FROM SANDY BEACHES
- DEVELOPMENT OPPORTUNITIES
- DETACHED HOUSE
- GROUND & FIRST FLOOR FLATS
- INVESTMENT OPPORTUNITIES
- CHAIN FREE

Martin and Co Bournemouth welcomes to the market this detached house in a seaside location currently split into two 2-bedroom flats across the ground and first floors.

Originally one large detached property comprising over 1400sqft of living space, this building would make a great family home should the idea of converting it back to its original form be for you.

As one house, the property would boast 4 bedrooms with a family bathroom on both the ground and first floor, off street parking on the driveway for multiple vehicles, side access to the rear garden space and a garage ideal for storage.

With 4 bedrooms on the first floor the ground floor bedrooms would become additional reception rooms providing you with plenty of additional living space to play around with.

Create the ideal family home putting your stamp on the property right from the outset.



GROUND FLOOR APARTMENT

Currently tenanted, the ground floor flat consists of **810sqft** of living space and is an ideal retreat to return home to after a long day in the office. Overlooking the driveway at the front is a spacious lounge with Bay window giving you the westerly sunshine to enjoy throughout the early afternoon and into the late evening. The two double bedrooms sit adjacent to each other and offer plenty of room for the bedroom furniture. It won't be a challenge to get a good night's sleep here. The family bathroom is a comfortable space and offers a three piece suite including white W/C, Hand Wash Basin, and full size bathtub with shower attachment overhead.

The kitchen sits in an extended part of the house and backs out into garden. It provides ample room for all the kitchen mod cons, plenty of worktop space and even some space for a dining table. Double doors lead you out to the rear garden which spends most of the day in sunshine and boasts a garage ideal for storage, and an easy to maintain artificial grassed area.

FIRST FLOOR APARTMENT

The first floor boasts **640sqft** of living space and consists of two double bedrooms with family bathroom, kitchen and lounge, requiring modernisation.

Both bedrooms offer a comfortable space to come home to with the lounge benefiting from a bay window, and couple that with the kitchen, would all become bedrooms on the first floor.

There is a communal front door which provides access to both properties. There is space externally to one side of the property which could be utilized to house a small garden shed, the dustbins or even a log store.

Conveniently located to the high street in Southbourne, you are with-in walking distance to all the amenities of the high-street including bars, restaurants, coffee shops and more. The award winning beaches are even closer and are just a short stroll from the property.



There is no shortage of off road parking on the front drive. The properties combined offer 1441sqft of living space.

Agent's Notes:

Tenure - Freehold

Council tax - C

All mains are connected

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 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 limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor

First Floor



Total Area: 133.8 m² ... 1441 ft²

All measurements are approximate and for display purposes only



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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.



