







Seaward Avenue, Bournemouth Asking Price Of £625,000









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 The first floor boasts 640sqft of living space and home to after a long day in the office. Overlooking the kitchen and lounge, requiring modernisation. driveway at the front is a spacious lounge with Bay window giving you the westerly sunshine to enjoy Both bedrooms offer a comfortable space to come home throughout the early afternoon and into the late evening, to with the lounge benefiting from a bay window, and The two double bedrooms sit adjacent to each other and couple that with the kitchen, would all become offer plenty of room for the bedroom furniture. It won't bedrooms on the first floor. be a challenge to get a good night's sleep here. The family bathroom is a comfortable space and offers a There is a communal front door which provides access three piece suite including white W/C. Hand Wash to both properties. There is space externally to one side Basin, and full size bathtub with shower attachment of the property which could be utilized to house a small overhead.

The kitchen sits in an extended part of the house and Conveniently located to the high street in Southbourne, out to the rear garden which spends most of the day in and are just a short stroll from the property. sunshine and boasts a garage ideal for storage, and an easy to maintain artificial grassed area.

FIRST FLOOR APARTMENT

810sqft of living space and is an ideal retreat to return consists of two double bedrooms with family bathroom,

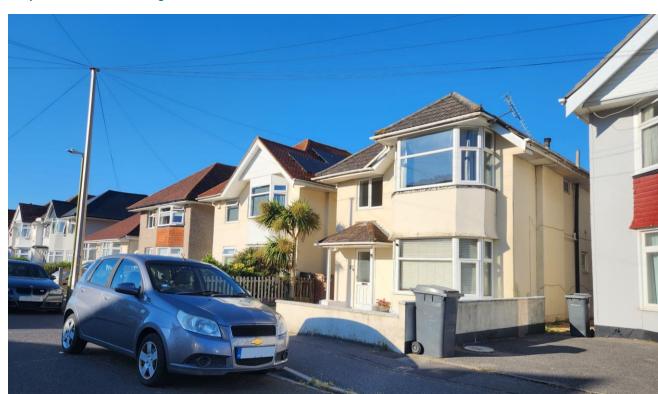
garden shed, the dustbins or even a log store.

backs out into garden. It provides ample room for all the you are with-in walking distance to all the amenities of kitchen mod cons, plenty of worktop space and even the high-street including bars, restaurants, coffee shops some space for a dining table. Double doors lead you and more. The award winning beaches are even closer









There is no shortage of off road parking on the front 3. Measurements: these approximate room sizes are drive. The properties combined offer 1441sqft of living only intended as general guidance. You must verify the space.

Agent's Notes: Tenure - Freehold Council tax - C All mains are connected

- 1. Money laundering regulations: intending purchasers finalising their offer to purchase. will be asked to produce identification documentation at a later stage and we would ask for your co-operation in 5. These particulars are issued in good faith but do not order that there will be no delay in agreeing the sale.
- 2. General: while we endeayour to make our sales particulars should be independently verified by particulars fair, accurate and reliable, they are only a prospective buyers or tenants. Neither Martin and Co general guide to the property and, accordingly, if there Bournemouth limited nor any of its employees or agents is any point which is of particular importance to you, has any authority to make or give any representation or please contact the office and we will check the position warranty whatever in relation to this property. for you, especially if you are contemplating travelling some distance to view the property.

- 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
- constitute representations of fact or form part of any offer or contract. The matters referred to in these









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