



Property Location

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.



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.

Churchill Road, Bournemouth

Asking Price Of £220,000

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- GROUND FLOOR
- 3 BED RESIDENCE
- 2 BED APARTMENT
- 1 BED ANNEX
- CHARACTER BUILDING
- SPACIOUS LIVING ROOM
- APPROX RENTAL £1500
- GREAT FIRST TIME BUY
- BUY TO LET INVESTMENT
- CLOSE TO SCHOOLS
- OPPOSITE PARK
- PETS PERMITTED
- ON ROAD PARKING
- SHARE OF FREEHOLD



Why you'll like it

This spacious three-bedroom dwelling offers a fantastic opportunity, whether you're a first-time buyer or an investor looking for a solid return. Situated in a converted Edwardian character house with only two other flats, this property beautifully blends classic charm with modern conveniences. Its unique layout includes a two-bedroom ground floor apartment and a separate annex that serves as the third bedroom, making it ideal for flexible living arrangements.

The main apartment boasts two double bedrooms, a modern fitted kitchen with direct access to a private courtyard, and a large living room with bay windows and a cozy fireplace. The high ceilings throughout add to the sense of space and light, while the spacious hallway enhances the open feel of the property. A separate utility room, also with access to the courtyard, ensures practicality, and the shower room with a toilet is conveniently located for the main living areas.

The annex, which serves as an extra living space, is a real bonus. It features its own en-suite shower room, a built-in wardrobe, and can function as a third bedroom or even as a guest suite or home office. This adds a great deal of versatility to the property. Located next to a children's park and open field, the setting is perfect for families or those who enjoy outdoor space. The on-road parking adds to the convenience, and gas central heating ensures warmth throughout the colder months.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

From an investment perspective, this property offers a potential rental income of £1,500 per calendar month, delivering an attractive rental yield of 8.00%. Given its proximity to local amenities and recreational areas, it's an excellent opportunity for long-term financial growth.

Overall, this property is a unique blend of character, space, and modern living, making it an excellent choice for a range of buyers. Whether you plan to make it your home or add it to your investment portfolio, this Bournemouth property is full of potential.

Tenure: Share of freehold
 Term: 117 years from 24 June 1999
 Remaining: 92 years
 Annual ground rent: nil
 Annual service charge on "as and when" basis, between the three flats.
 Upcoming planned works minor roof repairs of £500 per flat.
 Holiday lets: not permitted
 Pets: allowed
 All mains connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

