





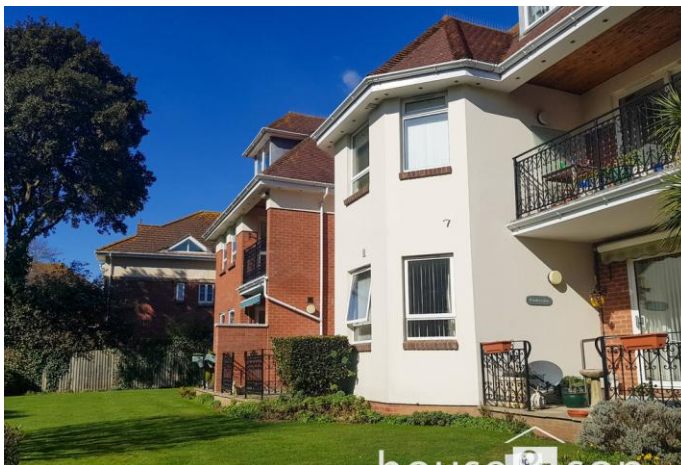


House and Son are delighted to offer for sale this spacious two-bedroom Duplex apartment in the heart of Southbourne throughout, it is just yards from the Southbourne Overcliff and award-winning beaches, close to local amenities, transport links and within walking distance to Southbourne Grove High Street.

The development has a lovely communal garden, predominantly laid to lawn; this south-facing garden is perfect for relaxation and enjoying sunsets. The Duplex comes with its own sun terrace, ideal for outdoor dining. A garage is appointed to the apartment, along with three visitor parking spaces available for residents. The accommodation briefly comprises of: ground floor entrance hall, cloakroom toilet, living room with bay window and access to outside patio, fitted kitchen, stairs to first floor; first floor landing, two bedrooms and two bathrooms (one ensuite).

Further benefits include gas central heating, UPVC double-glazed windows throughout, a portable ramp near the entrance for wheelchair access and new compliant fire doors fitted to all flats in 2023.

The property is offered with no forward chain. The Sellers have indicated they will arrange at their own cost, for the property to be sold with the benefit of a Share of Freehold and the remainder of a 999-year lease, to tie-in with the completion of the sale.



#### **ENTRANCE HALL**

**14' 0" x 9' 9" (4.27 m x 2.97 m)**

#### **CLOAKROOM**

#### **LIVING ROOM**

**21' 4" x 12' 1" (6.5 m x 3.68 m)**

#### **OUTSIDE PATIO/TERRACE**

**12' 2" x 11' 01" (3.71 m x 3.38 m)**



## KITCHEN

11' 2" x 9' 5" (3.4m x 2.87m)

## BEDROOM ONE

17' 4" x 12' 1" (5.28m x 3.68m)

## ENSUITE

## LANDING

10' 5" x 9' 9" (3.18m x 2.97m)

## BEDROOM TWO

11' 0" x 9' 5" (3.35m x 2.87m)

## BATHROOM

## GARAGE

## COMMUNAL GARDENS

## TENURE AND CHARGES

Tenure; Leasehold with a Share of Freehold - 998 years remaining (approximately)

Service Charges: £2800 per annum

Council tax Band: E

EPC Rating: C

## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

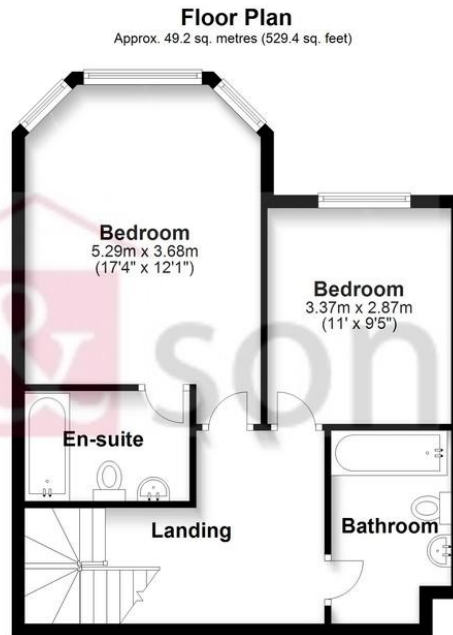
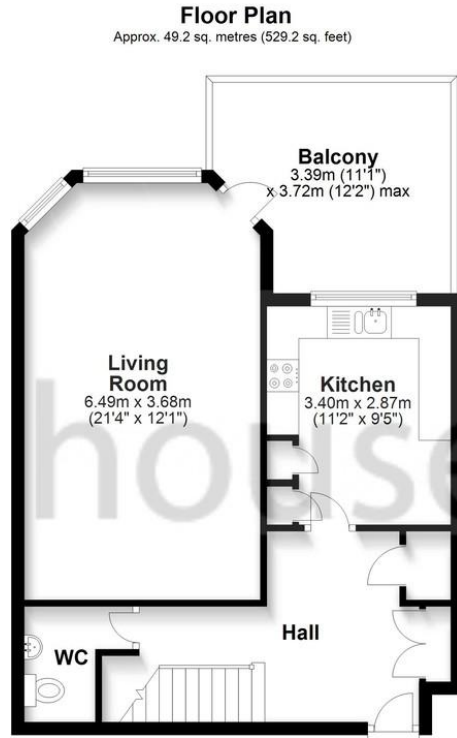
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any



transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 98.3 sq. metres (1058.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

