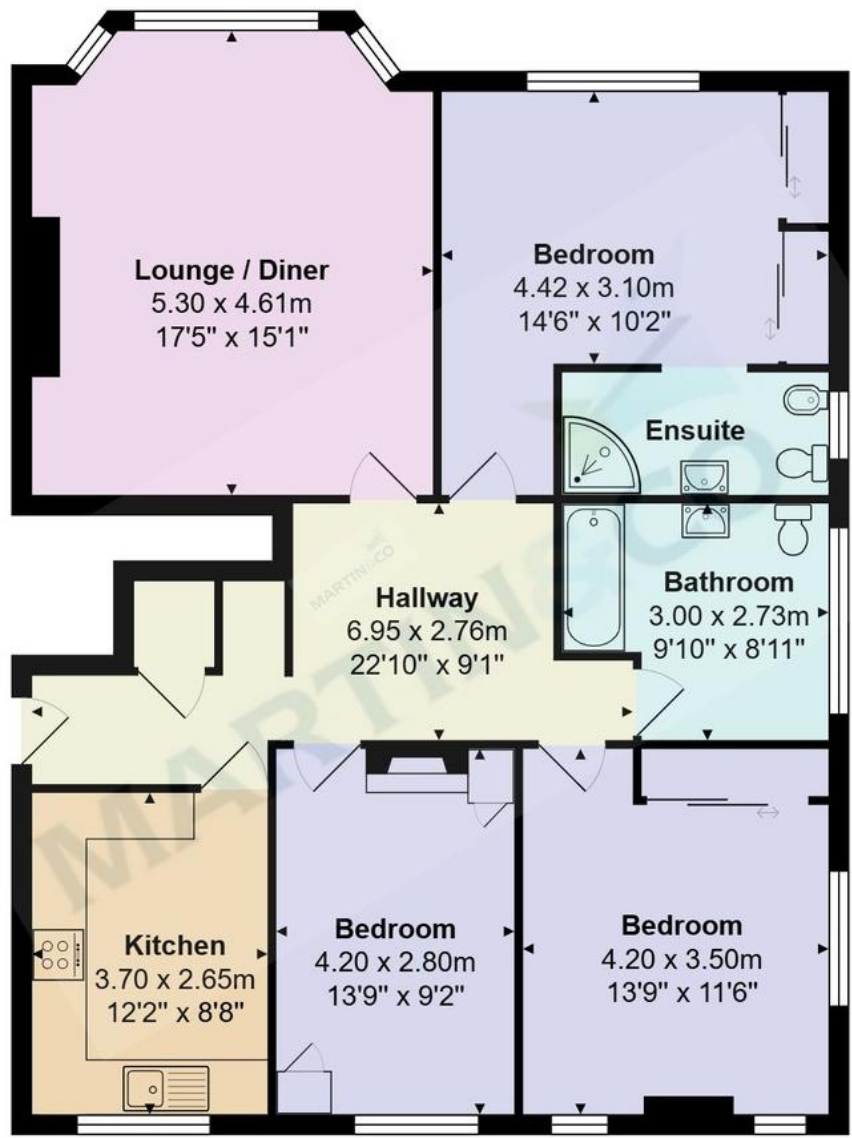


Property Location
Southbourne



Total Area: 105.5 m² ... 1136 ft²

All measurements are approximate and for display purposes only



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.

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<http://www.bournemouth.martinco.com> **MARTIN&CO**



Burtley Road, Southbourne

Asking Price Of £425,000



Spacious First Floor Flat

Long Lease

997 Years Remaining

Spacious Living Room

Three Double Bedrooms

Private Garden Area

Private Garage

Secure Parking

Two Bathrooms

High Ceilings

Prime Location

Close To Beaches



Why you'll like it

Situated on a quiet, tree-lined road in one of Southbourne's most desirable areas, this large first floor flat at Burtley Road offers generous living space, a private garden, garage and off-road parking. With a lease of over 900 years remaining and no fixed service charge or ground rent, the property provides both comfort and long-term peace of mind. Contributions towards any maintenance are made only as and when required, keeping ongoing costs to a minimum.

The flat is bright and welcoming throughout, with a private entrance leading up to well-arranged accommodation. The spacious living room has plenty of natural light, creating a comfortable space for relaxing or entertaining. The kitchen is well fitted with good storage and worktop space, while the three double bedrooms are both a great size, offering flexibility for guests, working from home, or a small family. The bathroom is modern and neatly presented.

Outside, the property benefits from its own garden area, ideal for sitting out or a bit of gardening, along with a private garage and off-road parking to the front.

Burtley Road is perfectly placed to enjoy all that Southbourne has to offer. Southbourne Grove, with its range of local shops, cafés and restaurants, is only a short walk away, and the award-winning sandy beaches and seafront are also close by. Excellent transport links provide easy access to Bournemouth, Christchurch and beyond, and there are well-regarded schools in the area.

A spacious and well-located home with a long lease, no regular service charge or ground rent, parking, garage and garden - this flat offers a great combination of practicality, character and location. Viewing is highly recommended.

Agent Notes

Leasehold

Lease Length - 997 Years

Remaining

Service Charge- As of When

Ground Rent- £0

Council Tax Band- B

EPC- D



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

