







## HOUSE & SON

House & Son are delighted to offer for sale this exciting investment opportunity, comprising two character, refurbished properties ideally positioned within close proximity to local amenities. The properties are conveniently located near Boscombe High Street, with its array of shops and restaurants, and are within easy reach of award-winning beaches, Boscombe Gardens, and the seafront.

Each detached property is arranged over three floors and has been cleverly configured to provide four self-contained flats per building (eight flats in total). The combined rental income is approximately £41,000 per annum, making this an attractive proposition for investors.

In brief, each property comprises a two-bedroom ground floor flat, a first-floor studio flat, a one-bedroom first-floor flat, and a two-bedroom second-floor flat. Each flat benefits from its own fitted kitchen and bathroom, along with gas-fired central heating.

Externally, the properties further benefit from enclosed courtyard gardens to the rear.

A rare opportunity to acquire a well-located, income-producing investment in a popular coastal location. Early viewing is highly recommended.



## **FLAT 1**

### **LIVING ROOM / KITCHEN (OPEN PLAN)**

20' 3" x 12' 7" (6.17m x 3.84m)

### **BEDROOM 1**

14' x 11' 8" into bay (4.27m x 3.56m)

### **BEDROOM 2**

11' 1" x 9' 9" (3.38m x 2.97m)

### **SHOWER ROOM**

9' 4" x 4' (2.84m x 1.22m)

## **FLAT 2 – STUDIO**

### **LIVING ROOM / BEDROOM**

14' x 12' (4.27m x 3.66m)

### **KITCHEN**

6' 4" x 5' 6" (1.93m x 1.68m)

### **SHOWER ROOM**









## **FLAT 3-FFF 1 BEDROOM**

### **ENTRANCE HALL**

### **LOUNGE**

**14' 8" x 11' 6" (4.47m x 3.51m)**

### **KITCHEN**

**10' x 5' 4" (3.05m x 1.63m)**

### **BEDROOM**

**13' 6" x 12' 6" (4.11m x 3.81m)**

### **BATHROOM**

**7' 7" x 5' 7" (2.31m x 1.7m)**

## **FLAT 4- 2ND FLOOR**

### **STAIRS RISING TO 2ND FLOOR LANDING**

### **LOUNGE**

**18' 0" x 11' 0" x 7' 9" (5.49m x 3.35m) 8ft ceiling height**

### **KITCHEN**

**10' 10" x 5' 3" (3.3m x 1.6m) 8ft ceiling height**

### **BEDROOM 1**

**12' 8" x 12' (3.86m x 3.66m) 8ft ceiling height**

### **BEDROOM 2**

### **BATHROOM**

**7' 4" x 6' 7" (2.24m x 2.01m) 6' 7" ceiling height**

### **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. 206.0 sq. metres (2216.9 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.



Flat 4 54 Grosevenor Gardens BOURNEMOUTH BH1 4HH		Energy rating <div>C</div>
Valid until	Certificate number	
27 June 2028	8301-0935-3229-2806-5683	

Property type

Top-floor flat

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.