

## Property Location Southbourne



Total Area: 45.6 m<sup>2</sup> ... 490 ft<sup>2</sup> (excluding patio)

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.



## Southbourne Overcliff Drive

Asking Price Of £260,000

**Martin & Co Bournemouth**  
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Ground Floor Apartment

Panoramic sea views

Large Paved Patio

Private Garage

2 Bedrooms

2 Bathrooms

Desirable BH6 Postcode

One Parking Space

Council Tax Band B

EPC – D

Cash Buyers Only



### Why you'll like it

**\*CASH BUYERS ONLY\*** This beautifully presented ground-floor apartment offers an exceptional coastal lifestyle in Bournemouth, with uninterrupted sea views and a rare sense of space both inside and out. With two bedrooms and two bathrooms, the property provides well-balanced accommodation ideal for full-time living, a second home, or a premium investment opportunity. A defining feature is the expansive paved patio, positioned to directly overlook the coastline, creating a seamless connection between indoor living and the stunning natural surroundings. Large windows and doors ensure the main living area is filled with natural light while maximising the panoramic outlook.

The apartment includes a primary bedroom with its own ensuite, alongside a second bedroom and an additional bathroom, making the layout comfortable and practical for residents and guests. To the rear of the development, the property further benefits from a private garage and an allocated parking space at the front of the property, offering secure storage and convenience in an area where such amenities are highly desirable.

Due to the current lease being low, the property is available to cash buyers only.

**Agent Notes**  
 Tenure: Leasehold  
 Remaining Lease: 61 Years  
 Service Charge: £550  
 Ground Rent: £100  
 Parking: One Allocated Space  
 Tax Band: B  
 EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation 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 be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the 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 finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

