



30 Herberton Road, Southbourne,  
Bournemouth, BH6 5HU

Guide Price  
**£300,000-£310,000**



2

Bedrooms



1

Living



1

Bathroom



Allocated Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A two double bedroom ground floor garden apartment!

## **A TWO DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT SET WITHIN A FAVOURED ROAD WITHIN EASY STRIKING DISTANCE OF SOUTHBOURNE GROVE.**

This ground floor apartment is ideally located within a popular road, just a short distance (approximately 0.4 miles) from Southbourne Grove.

Offering two double bedrooms and benefitting from both off road parking and a private rear garden with large storage shed/work room, we believe it to be an excellent opportunity.

The property occupies the whole of the ground floor within a converted building of two apartments. The building is entered through a communal front entrance where a shared hallway gives access to both the ground and first floor apartments.

Entering the apartment an L-shaped hallway offers built in storage and has stripped wood doors leading to most rooms.

The living room overlooks the front of property via a large bay window and retains a good deal of original character featuring a period fireplace, high ceilings and original coving.

The kitchen is set to the rear of property and has a door leading out to the private rear garden. It comes fitted with a good range of hand painted units and is finished with wood block working surfaces. There is a fitted gas hob with oven beneath and space provided for a washing machine and fridge/freezer.

Both bedrooms overlook the rear of property/private rear gardens and make for comfortable double rooms.

Recently updated, the bathroom comes fitted with a white suite to include a low level wc, hand wash basin set within a vanity storage unit and bath with shower over. There is also a matching heated towel rail.

Outside, the property benefits from an allocated off-road parking space set to the front of building. The private rear garden is arranged on two levels, the first level being laid to decking providing a great seating area, the lower section being laid to lawn and offering excellent storage via a large wooden outbuilding which with minimal work could potentially provide a workshop space, or home office area.

The apartment is well presented and benefits from both gas central heating and double glazing throughout. Internal viewing is highly recommended, please call us to arrange your accompanied appointment.

**THE TENURE:** We are informed the property holds a share within the freehold to building. There is no ground rent payable and maintenance is split between the two apartments on an as and when basis.

**COUNCIL TAX BAND B**



## **KEY POINTS**

**Private rear garden**

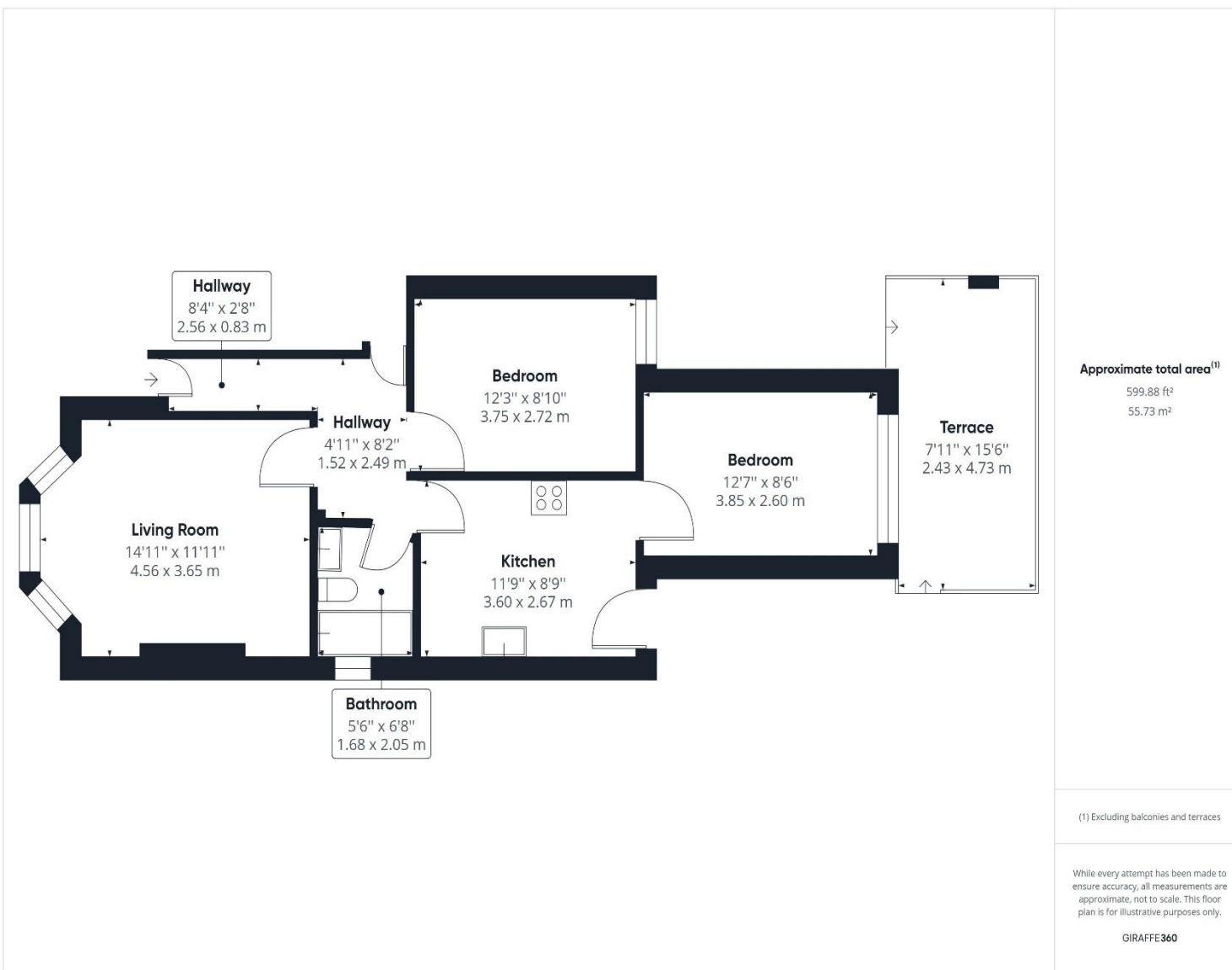
**Off road parking**

**Two double bedrooms**

**Great location**

**Spacious lounge**

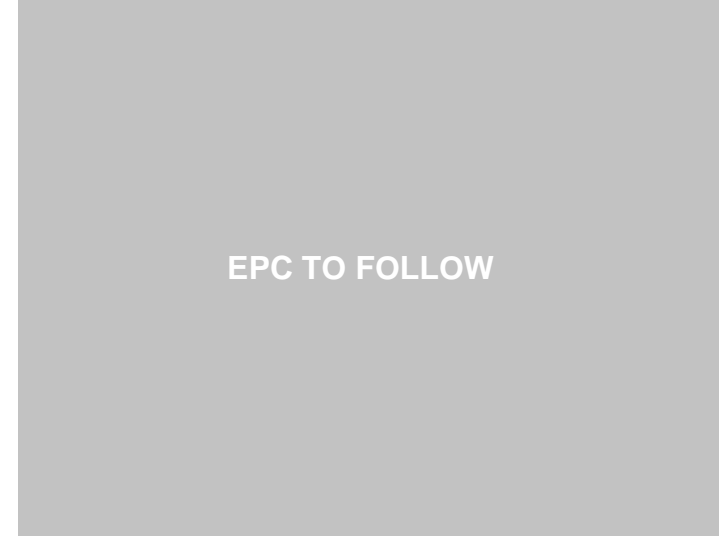
**Separate kitchen**



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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