

Flat 6 The Griffin, 55 Southern Road,
Southbourne, Bournemouth, Dorset, BH6

Asking Price **£320,000**



Bedrooms



Living



Shower room



Parking space



EST
1992

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Just a few yards from Southbourne's cliff tops!

LOCATED JUST A FEW YARDS FROM SOUTHBOURNE'S CLIFF TOPS AND OFFERED FOR SALE CHAIN FREE THIS SPACIOUS TWO DOUBLE BEDROOM APARTMENT BENEFITS FROM ALLOCATED PARKING AND A PRIVATE REAR COURTYARD. A GREAT PERMANENT HOME OR INVESTMENT BY THE SEA AS HOLIDAY LETS ARE PERMITTED!

The Griffin is a period building set on the corner of Southern Road and Southbourne Overcliff Drive just a few yards from Southbourne's cliff tops and giving easy access to Southbourne Grove which offers a wide range of shopping facilities, eateries and bus routes

Historically the building was arranged as holiday flats, but all are now privately owned making them ideal permanent or second homes by the sea. True to the building's history, we are however informed that the lease allows for short term lets for up to 100 days per annum giving owners excellent flexibility.

The building is entered through a communal front entrance, an attractive entrance hall with period wood panelling then leads to the subject apartment.

The front door leads directly into a spacious living room which features a Bay window overlooking Southern Road with glimpses of the nearby cliff top. The room is nicely finished with shutter blinds and wood effect flooring and offers room for a good range of

living and dining room furniture.

An inner hallway leads to both bedrooms, the shower rooms and kitchen.

The kitchen comes fitted with a range of eye and base level cupboards and has a built-in gas hob with electric oven below. It also offers space for a washing machine and tall standing fridge/freezer and houses a gas combination boiler serving hot water and central heating. A window overlooks and a door gives direct access on to the rear courtyard, which in turn has a gate leading to the front of building, giving the apartment a private entrance.

Both bedrooms make for good double rooms and come with fitted shutter blinds. The larger of the two rooms also benefitting from built in wardrobes.

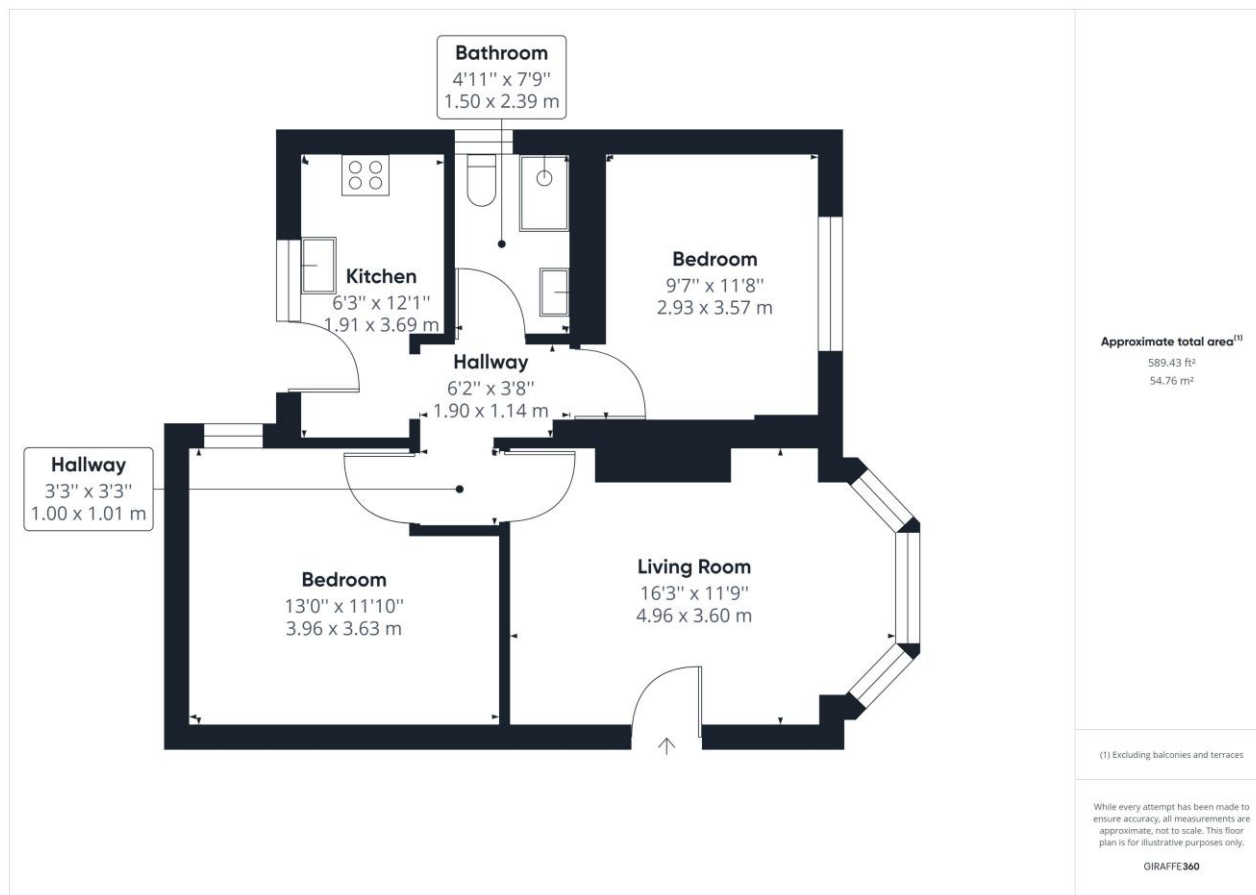
The shower room has half tiled walls and a side aspect window providing natural light and ventilation. There is a fitted walk-in corner shower, low level wc and hand wash basin.

Outside, the apartment benefits from an allocated off-road parking space accessed for Southern Road. A gate leads from the parking area/side of building into the private rear courtyard which is fully enclosed and laid for low maintenance making a practical space for clothes drying etc, or a private space for a table and chairs.



KEY POINTS

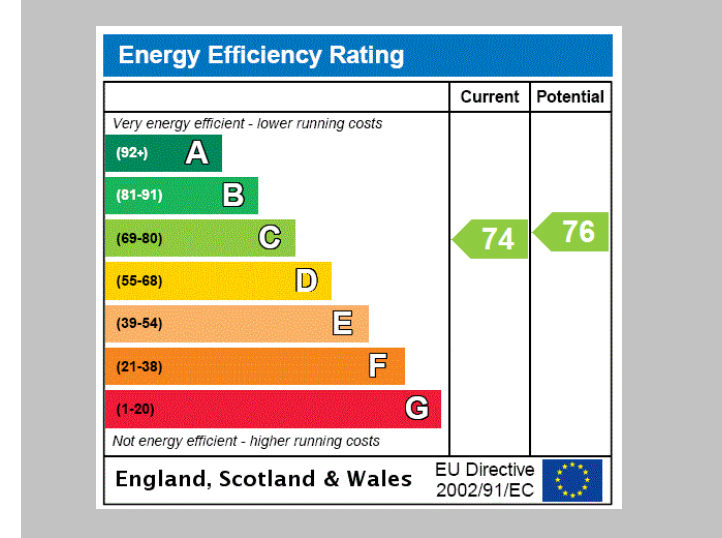
- Cliff top location
- Holiday lets permitted
- No onward chain
- Two double bedrooms
- Allocated parking
- Private Courtyard



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