

23-25, Woodside Road, Southbourne,
Bournemouth, Dorset BH5 2AZ

Offers over **£475,000**



Bedrooms



Living



Bathroom



Driveway



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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An excellent opportunity close to Southbourne high street!

A GREAT OPPORTUNITY TO PURCHASE A PAIR OF SEMI-DETACHED HOUSES WHICH ARE IN NEED OF MODERNISATION AND SET ON A GOOD-SIZED PLOT WITHIN CLOSE PROXIMITY OF SOUTHBOURNE HIGH STREET.

Originally constructed as completely self-contained homes, this pair of semi-detached houses were later purchased by a single owner and loosely 'knocked through' to create a large singular dwelling which is now held on a single title.

The property is now in need of complete modernisation throughout, presenting a great opportunity to reinstate and update as two separate dwellings.

Subject to planning permission and building regulation approval, there may also be opportunity to extend and further develop the building, perhaps to create larger dwellings, apartments, or rental units.

Also benefitting from a good-sized rear garden, subject to planning permission it may also be possible to further develop the plot and create a further/separate dwelling.

Located just a few hundred yards from Southbourne's popular high street, and within easy striking distance of local cliff tops which lead to the area's golden sandy beaches, the property is certainly well located and presents many opportunities.

Whether you are searching for a development opportunity for resale purposes, an investment for assured shorthold letting, or a property for holiday/short-term letting, this opportunity is one not to be missed!

TENURE: Freehold

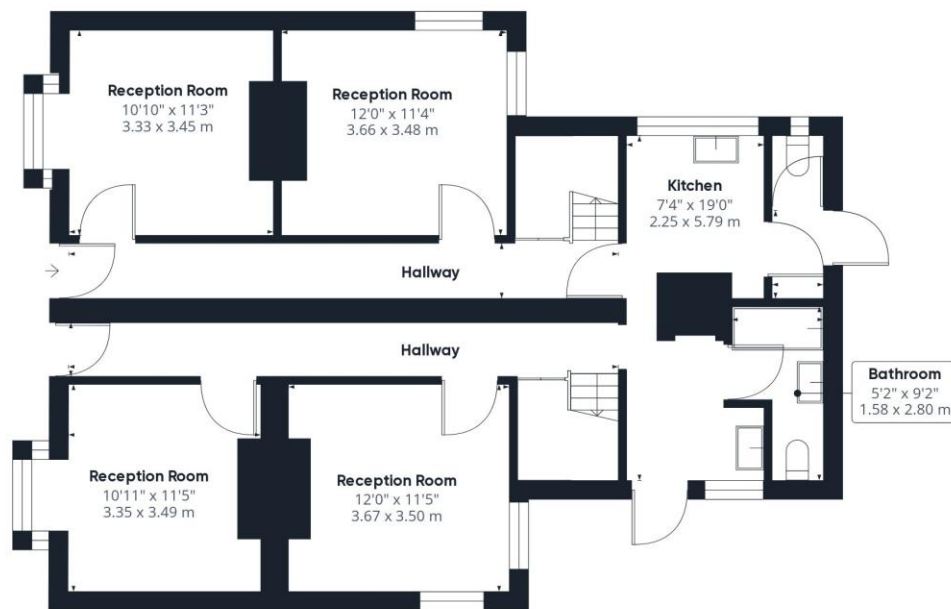
KEY POINTS

Renovation/modernisation required throughout.

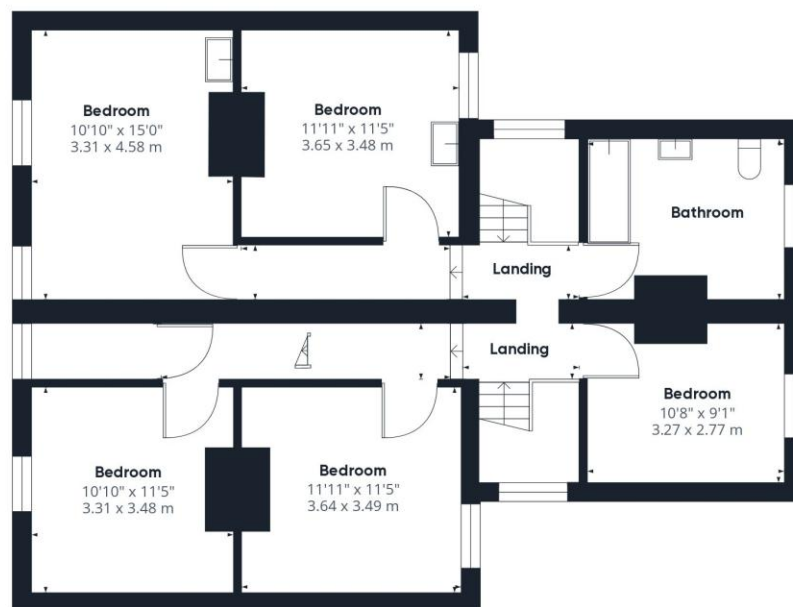
Great location

Huge further potential

No onward chain



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1881.94 ft²

174.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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