



Flat 34, Andbourne Court, Admiralty Road,
Southbourne, Bournemouth, BH6 4BL

Guide Price **£265,000**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



RES

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A retirement bungalow offering magnificent sea views!

This one bedroom detached bungalow is set within the popular retirement development - Andbourne Court, and backing on to Southbourne's Coast Road it offers truly stunning sea views.

The Bungalow has been beautifully looked after with modern fixtures and fittings throughout and is therefore very much a home ready to move into.

The sea views which can be enjoyed from the kitchen, living room and private patio, are truly stunning and rival most views from much more expensive houses and penthouses on the Overcliff.

Entering the property, a hallway has two built in cupboards, one housing the hot water cylinder with the second providing excellent storage. Doors then lead to all rooms.

The living room features a set of Southerly facing patio doors which give direct access on to a patio which in turn lead to communal gardens. The patio doors flood the room with natural light and give a sensational view over the Coast Road across Poole Bay and towards The Isle Of Purbeck which make this a very special room.

Also benefitting from a Southerly window which gives the same stunning view as the lounge, the kitchen is fitted with a good range of eye and base level storage cupboards and offers room for a breakfast/dining table. There is an integrated washing machine, double eye level oven and an electric hob with an extractor hood above.

The bedroom makes for a very comfortable double

room and offers space for a bauble bed and bedroom furniture. A large box bay window overlooks the front of the property and enjoys a view over well-tended communal gardens.

Opposite the bedroom, the shower room has recently been fitted, with fully tiled walls, a low level WC, pedestal hand wash basin and a double walk in shower cubicle. A window to offers natural light and ventilation.

Whilst this property is completely self-contained, Andbourne Court offers a range of communal facilities which include a resident's lounge and laundry room. There is also an on-site house manager, and each home benefits from a monitored panic/assistance alarm to give residents peace of mind.

A wonderful home for those of retirement age, internal viewing is an absolute must. Please call us to arrange your accompanied visit - (01202) 428555.



KEY POINTS

Detached bungalow

Popular dev. For the over 60's

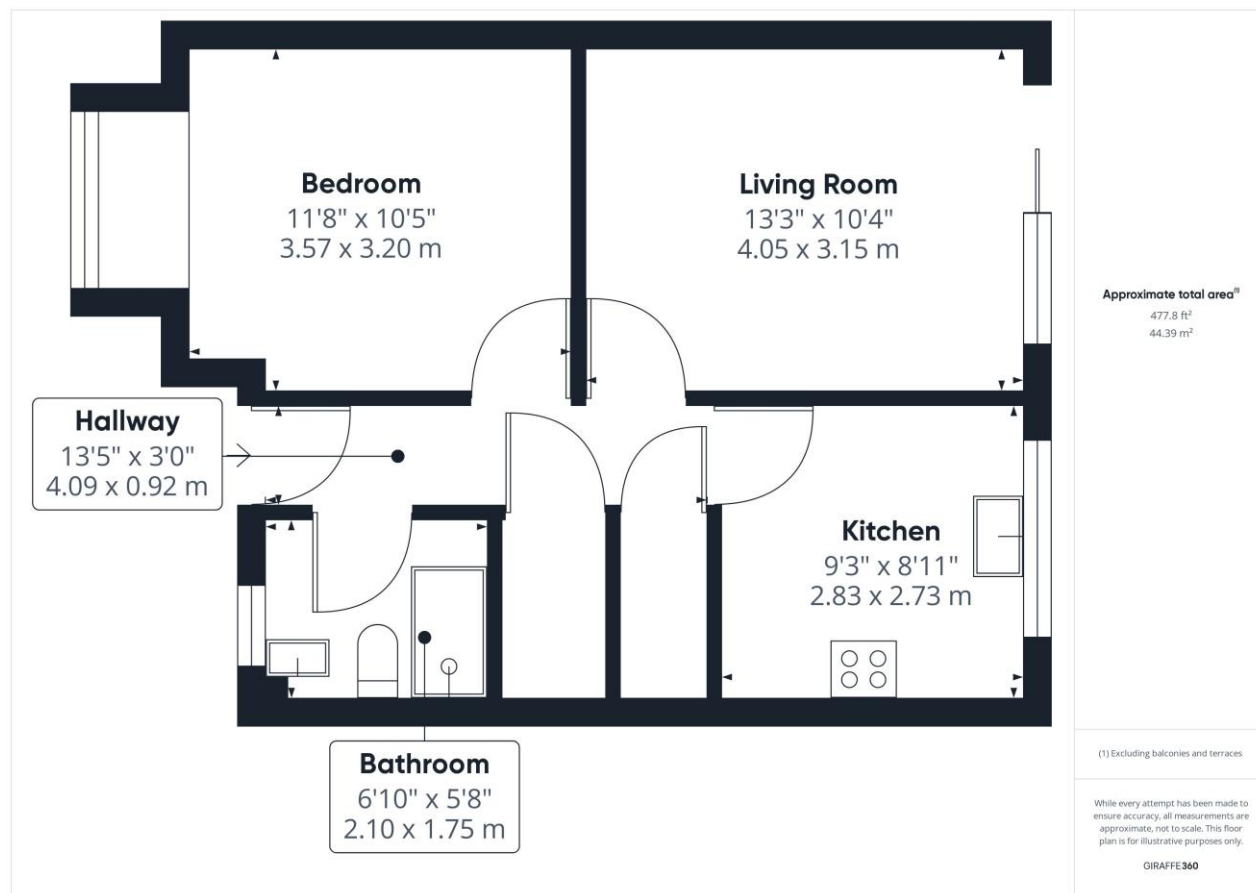
Magnificent sea views

Modern fixtures and fittings

Private patio with sea views

Lease over 160 years

No onward chain



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



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

