



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

Guide Price **£265,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# A retirement bungalow offering magnificent sea views!

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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

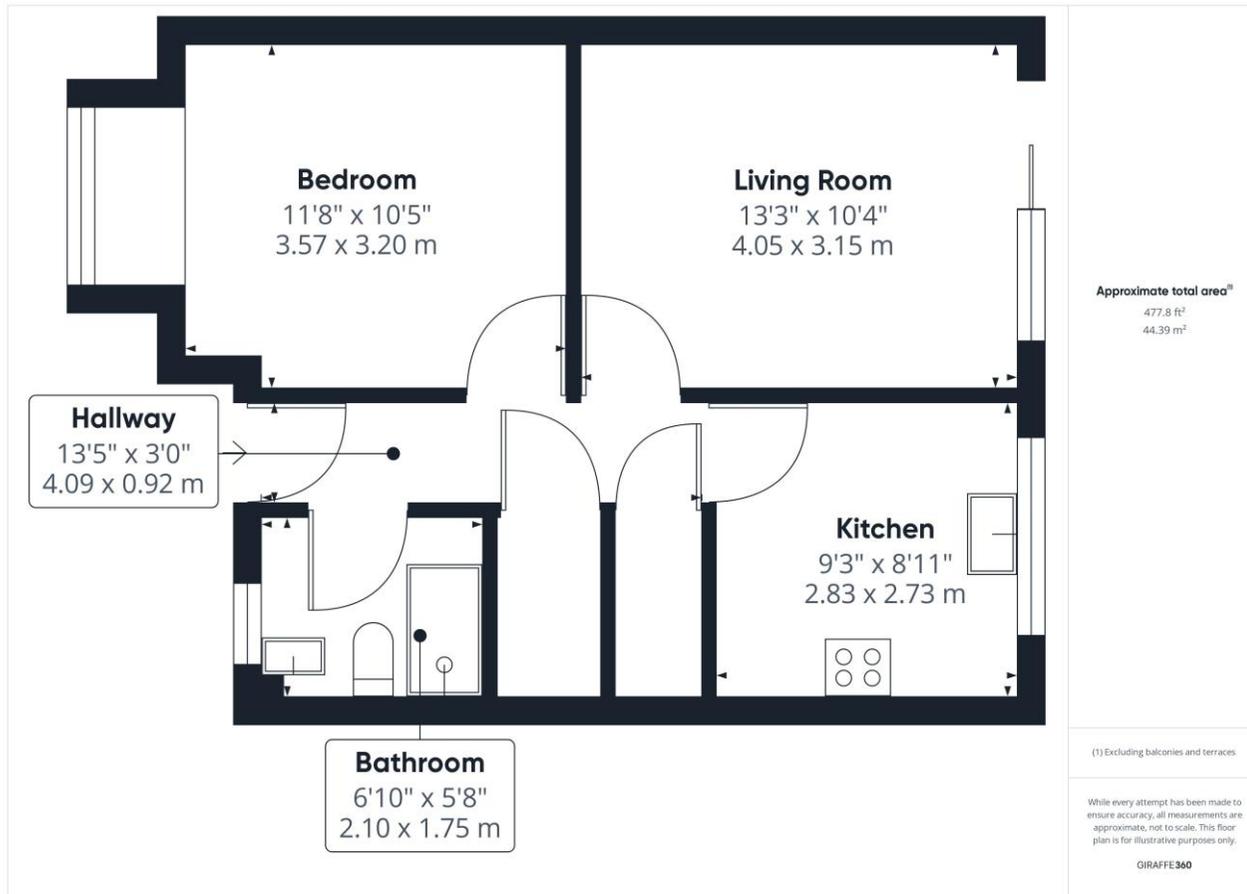
Magnificent sea views

Modern fixtures and fittings

Private patio with sea views

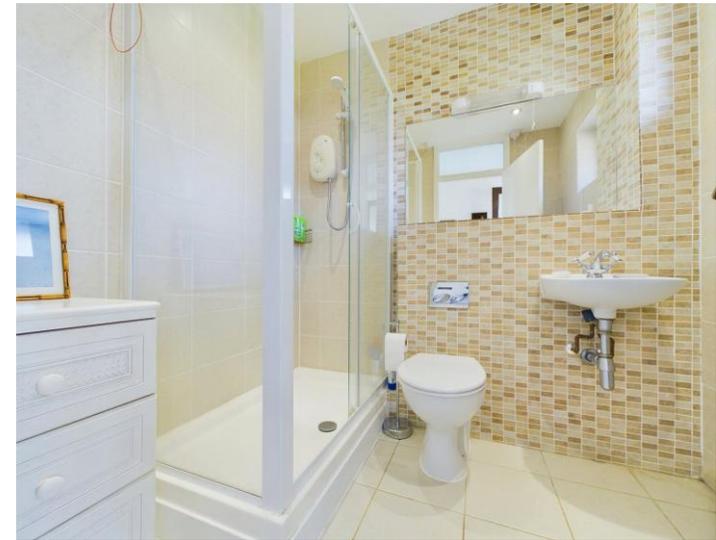
Lease over 160 years

No onward chain



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