

31 Saltaire Apartments, Sea Road,
Southbourne, Bournemouth, Dorset, BH6 4BT

Guide Price **£475,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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A superb apartment offering wonderful sea & coastal views!

This superb duplex apartment is set within Saltaire, a purpose built complex of apartments presiding over Southbourne's Coast Road.

The development is very well maintained and features a private heated indoor swimming pool which is available for the use of residents, as well as an en-suite 2-person guest suite which is available for residents to book, ideal for when family or friends visit and extra bedroom space is needed.

The subject apartment is set over the developments two upper floors, offering spacious almost house like accommodation.

The living room is a generous size and offers wonderful sea and coastal views as well as access onto the Westerly facing balcony.

Double doors from the living room lead into the modern kitchen breakfast room, fitted with a range of modern eye level and base units and fitted appliances. There is space for a breakfast table meaning views of the sea can be enjoyed whilst having breakfast.

There is also a ground floor WC and a cupboard housing the washing machine.

Stairs lead from the hallway to the upper floor, where two large double bedrooms can be found, both of which benefit from Cabrio pop-up balconies offering spectacular sea and coastal views and built in wardrobes.

The bedrooms are served by a modern bathroom with a walk-in shower, wash hand basin, low level flush WC and panel enclosed bath.

Outside, communal gardens are exceptionally well kept and a hop across the Coast Road takes you to the areas golden sand beaches. To the rear of the development there is also a car park where the subject apartment has the benefit of an allocated space and a lock up store unit.

The apartment is fully double glazed and benefits from gas fired central heating.

Council Tax - Band C

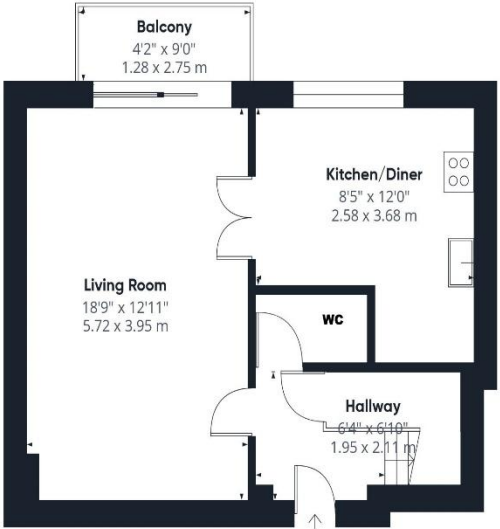
EPC - TBC

Tenure: The apartment benefits from a share within the freehold with a half yearly service charge of £1680. Service charge includes water bills, buildings insurance, caretaking service, window cleaning and garden maintenance.

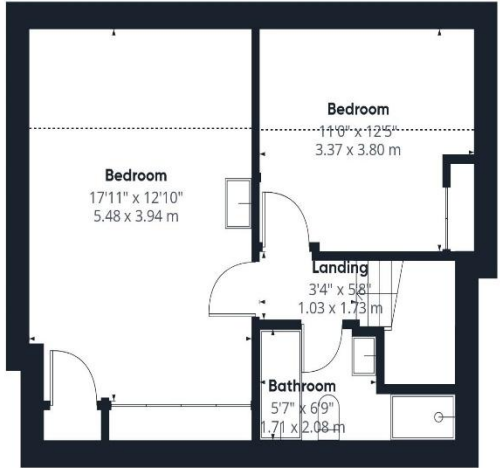


KEY POINTS

- Stunning duplex apartment
- Offers spectacular sea views
- Two double bedrooms
- 18' Living room
- Balcony
- Modern & well presented
- Off road parking
- Share within the freehold.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

914 ft²
85 m²

Balconies and terraces

38 ft²
3.5 m²

Reduced headroom

119 ft²
11 m²

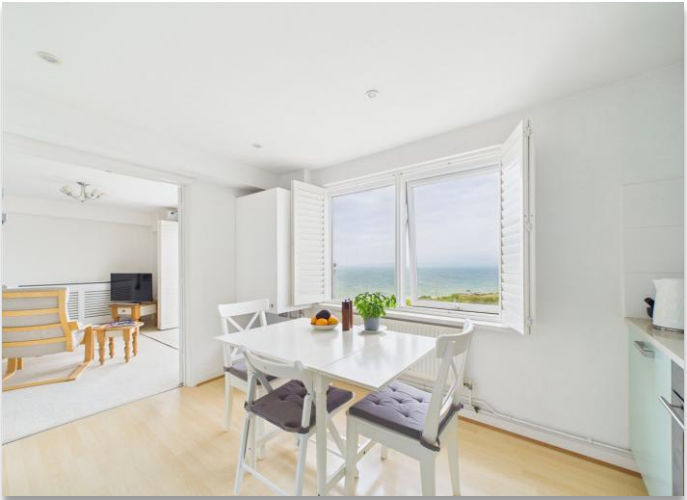
(1) Excluding balconies and terraces

Reduced headroom

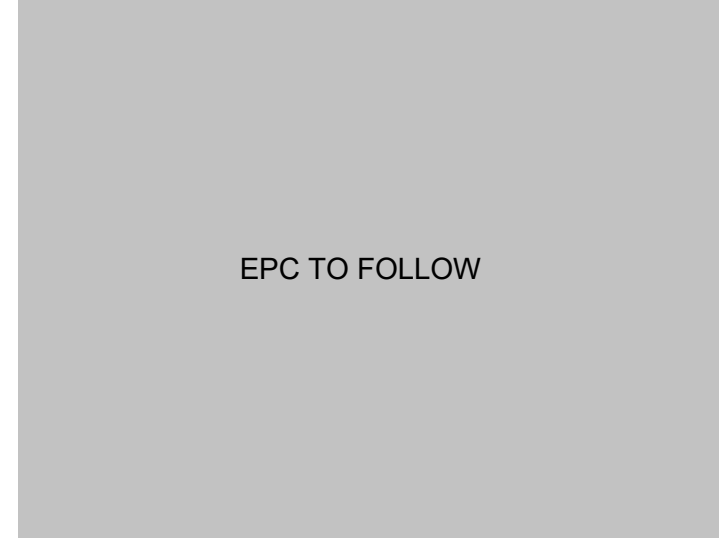
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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