

Flat 28 Southbourne Sands, 11 Clifton Road,
Bournemouth, Dorset, BH6 3NZ

Guide Price **£489,950**



Bedrooms



Living



Bathroom



Double Garage



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A south facing clifftop apartment offering stunning views!

THIS SOUTH FACING CLIFFTOP APARTMENT OFFERS STUNNING SEA AND COASTAL VIEWS! OFFERED FOR SALE WITH NO ONWARD CHAIN AND BENEFITTING FROM A PRIVATE DOUBLE GARAGE ITS AN OPPORTUNITY NOT TO BE MISSED!

Southbourne Sands is a popular purpose-built development of apartments set in a great location just a few steps from Southbourne's clifftops and within easy reach of Southbourne Grove with its wide range of shopping facilities, eateries and transport links.

This apartment is set within one of the much-favoured Southerly facing buildings and therefore offers a stunning view over Southbourne's clifftops and Poole Bay beyond, stretching from The Isle Of Wight in the East to The Purbecks in the West.

The building is entered through a communal entrance with entry phone, stairs then lead up to the first floor and the apartment.

Entering the property an L-shaped hallway offers built in storage and has doors leading to most rooms.

The living room offers plentiful space for living and dining room furniture and has sliding patio doors leading out to the balcony. This is enclosed with glazing and sliding windows, offering space for a table and chairs from which to soak up the stunning view.

Accessed from the living room a separate kitchen comes fitted with a good range of eye and base level cupboards and has a Southerly window over the balcony, again giving a great view! The kitchen is fitted with a four ring gas hob, an eye level double oven/grill, and a dishwasher. There is also space for a tall standing fridge/freezer and a washer/dryer machine (NB Our seller can leave the freestanding appliances in situ).

A corner cupboard within the kitchen houses the gas boiler serving hot water and central heating.

There are two bedrooms, both of which make for good double rooms and come complete with built in wardrobes. They also benefit from tilt and turn windows fitted with privacy and blackout blinds.

Accessed from the hallway there is a fully tiled shower room which features a walk-in corner shower, a low-level WC, and a hand wash basin set within a vanity unit offering a double cupboard and drawers. There is also a heated towel rail and a heated vanity mirror.

There is also a separate cloakroom set adjacent to the front door, this has a low-level WC and a hand wash basin set within a vanity unit.

Outside, Southbourne Sands is set within well maintained communal grounds. This apartment benefits from a private double garage which has an electrically operated up and over door and easily houses two cars. A door from the garage also leads to an additional storeroom with two lockable cupboards giving the apartment a huge amount of storage, ideal for all your beachgoing and sports equipment.

In our opinion this apartment offers an excellent opportunity to purchase a home on an increasingly popular stretch of coastline. Our seller is offering the property chain free and all internal viewings come highly recommended.



KEY POINTS

- Stunning views!
- Southerly facing
- Two double bedrooms
- Lounge and separate kitchen
- Enclosed balcony
- Double garage



Ground Floor



Floor 1

Excluding Garage
Approximate total area⁽¹⁾

668 ft²
62.06 m²

Balconies and terraces

81.05 ft²
7.53 m²

(1) Excluding balconies and terraces

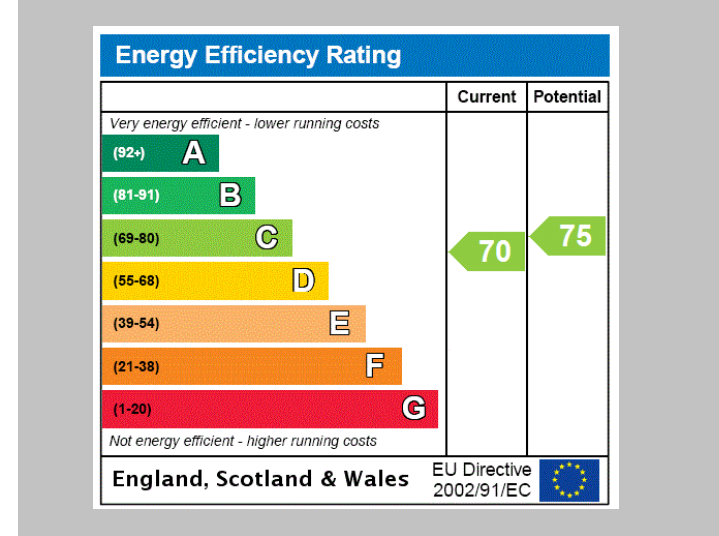
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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