

Flat 7 Needles View, 147 Southbourne
Overcliff Drive, Bournemouth, Dorset, BH6

Guide Price **£350,000**



Bedrooms



Living



Bathroom



Garage



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1992

THE PROPERTY PROFESSIONALS
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A two double bedroom apartment offering sea views!

THIS TWO DOUBLE BEDROOM APARTMENT FEATURES A DOUBLE WIDTH BALCONY OFFERING SEA VIEWS AND BENEFITS FROM A GARAGE! JUST A SHORT WALK FROM SOBO BEACH IT PRESENTS AN EXCELLENT OPPORTUNITY TO START ENJOYING THE COASTAL LIFESTYLE.

Needles View is a small purpose-built development of apartments located just a few yards from Southbourne's cliff tops and a walkway leading down to Sobo Beach.

This apartment is set on the first floor and features a generous (20') full width balcony offering plenty of space to relax and enjoy the sea and coastal views on offer.

The building is entered through a communal front entrance with entry phone, stairs and a lift the leading to the first floor.

Entering the apartment a hallway gives access to all rooms and has a built-in cupboard housing the apartments hot water storage tank and electric boiler which also serves central heating.

The living room features sliding patio doors leading out to the full width balcony and offers room for living and dining room furniture.

The modern fitted kitchen offers excellent storage via an extensive range of cupboards and drawers. It comes complete with a fitted electric oven and hob, and there is space for both a tall standing fridge freezer and washing machine. There is currently no provision for a dishwasher, but we believe a base cupboard could be removed to make space if required.

Adjacent to the living room, the master bedroom also features sliding patio doors leading out to the balcony and benefits from a built-in double wardrobe.

Bedroom two also has a built-in double wardrobe and makes a great double room, or a generous twin as it is currently arranged.

The bathroom is fully tiled and is fitted with a modern white suite to include a full-sized bath with shower over, a low level WC and a hand wash basin set within a double vanity cupboard. There is also a heated towel rail and a vanity mirror with lighting above.

Outside, Communal gardens to the front and rear are well maintained by the managing agent. A driveway leads down the side of property to a parking area where there are visitor/resident parking spaces and a block of garages, one of which is allocated with this apartment.

Well-presented throughout and offered for sale with no onward chain, we believe this apartment presents an excellent opportunity to purchase a home along an increasingly popular stretch of coastline. Immediate viewing is available, please call us to arrange your appointment.

THE TENURE: We are informed the property is leasehold with 98 years remaining. Ground Rent is currently £175 per annum. Maintenance is currently charged at £2598.01. Please note this information has been provided by our client and has not been verified, any interested party should seek confirmation from their legal representative before proceeding.

NB: A new development of apartments is currently under construction opposite this apartment which may affect a section on its view. Please ask a member of staff for further information before travelling to view.



KEY POINTS

Purpose built

First floor apartment

Double width balcony

Sea Views

Garage

Great location

Well presented throughout



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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