



Flat 6 Bracken Lodge, 39 Twynham Road,
Southbourne, Bournemouth, Dorset, BH6 4AN

Asking Price **£235,000**



Bedrooms



Living



Bathroom/Ensuite



Garage



EST
1992

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A bright, airy and spacious apartment close to beaches!

SPACIOUS, WELL LOCATED, AND BENEFITTING FROM A GARAGE, THIS BRIGHT AND AIRY DUPLEX APARTMENT GIVES A 'HOUSE LIKE' FEEL AND MUST BE SEEN!

Set just a short (0.3 mile) walk from Southbourne's clifftops and walkway leading down to Sobo beach, this apartment is ideally placed to enjoy the areas golden sandy beaches.

Set within a relatively modern purpose-built development, the property offers accommodation totalling 679 Sq. Ft arranged over the first and second floor, giving a 'house like' feel.

Entering the apartment a hallway provides space for coats and shoe storage. A door leads off to living accommodation and stairs lead up to the bedroom and bathroom with a useful recess beneath currently arranged as a study area.

Measuring 19'6 x 13'11 the living room is a great size offering plenty of room for living and dining room furniture with three windows also making it a light and airy space.

Accessed from the living space a separate kitchen comes fitted with a range of modern white eye and base level cupboards, and an integrated washing machine, with space provided for a cooker and tall standing fridge/freezer.

Ascending stairs to the second floor, a small landing leads to the bedroom and shower room, plus a very useful storage room which has its own window providing natural light.

The bedroom makes for an excellent double room and comes fitted with an extensive range of mirror fronted wardrobes.

Adjacent to the bedroom, the shower room has been recently updated with a white suite to enclose a WC with enclosed cistern, hand wash basin with vanity drawers beneath, and a generous walk in shower with rain shower and seat. A built in cupboard offers storage and houses the homes hot water tank.

Outside there are communal gardens to the front of building with a pleasant seating area currently under repair. There are several parking spaces for residents (non allocated) and the apartment also benefits from a garage.

An individual and spacious property within a great location, viewing is a must to appreciate all the home has to offer.

THE TENURE: We understand the property benefits from a share within the freehold with a lease term remaining within the region of 84 Years. There is no ground rent payable. Maintenance is charged at £100 per month (£1200 per annum).



KEY POINTS
Great location
Garage
'House Like' feel
679 Sq. Ft of accommodation
Modernised shower room
Generous living space



Ground Floor



Floor 1

Approximate total area⁽¹⁾

679 ft²
63.1 m²

Reduced headroom

54 ft²
5.1 m²



(1) Excluding balconies and terraces

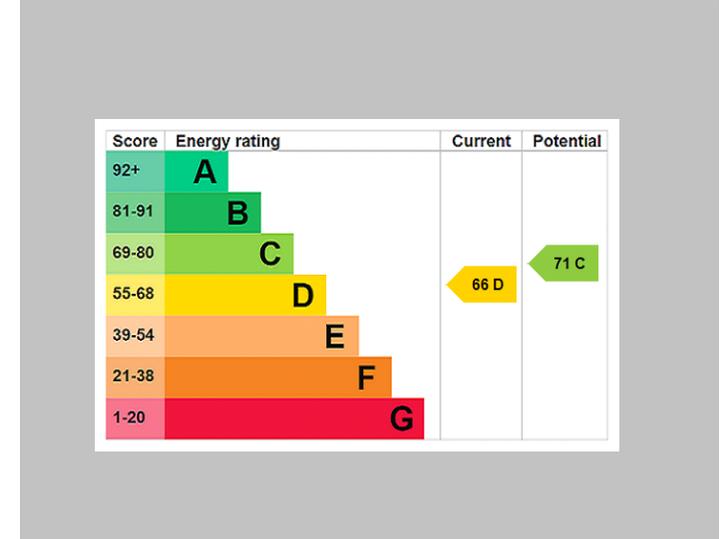
Reduced headroom
..... Below 5 ft/1.5 m

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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