

Ground Floor Flat, 32 Hannington Road,
Pokesdown, Bournemouth, Dorset, BH7

Asking Price **£285,000**



2

Bedrooms



1

Living



1

Bathroom



Garage



EST
1992

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Don't miss out on this excellent ground floor garden apartment!

OFFERING A PRIVATE REAR GARDEN AND GARAGE, THIS WELL-PRESENTED GROUND FLOOR APARTMENT PRESENTS A GREAT OPPORTUNITY!

Situated in the popular area of Pokesdown the property gives easy access to Pokesdown train station and nearby Southbourne Grove. Its comfortable and practical layout making it ideal for a wide range of buyers.

Its accommodation includes a well-proportioned lounge and a separate kitchen which offers ample room for a dining table, making it perfect for both everyday living and entertaining.

From the kitchen, there is also direct access to a private and fully enclosed rear garden laid with patio and astro lawn, making for an attractive and low maintenance outside space.

The property features a spacious master bedroom enhanced by a bay window, creating a bright and inviting double room. A second double bedroom benefits from French doors that open out to a private courtyard, providing an additional pleasant and versatile outside space.

The bathroom is smartly presented in a clean, contemporary style, featuring full-height white tiling. A modern suite includes a full-sized bath with overhead rainfall shower and glass screen. There is a vanity unit providing useful storage beneath the basin, while chrome fittings and a heated towel rail complete the finish.

Additionally, the property benefits from a garage which is set behind the gardens rear boundary. Vehicular access to the garage is obtained from Hannington Place, a gate within the rear boundary giving pedestrian access to the rear garden.

The property is presented in good overall condition and benefits from both double glazing and gas central heating, making it ready for immediate occupation. Please call us to arrange your internal inspection.

THE TENURE: Details to follow

COUNCIL TAX BAND: TBC



KEY POINTS

Ground floor

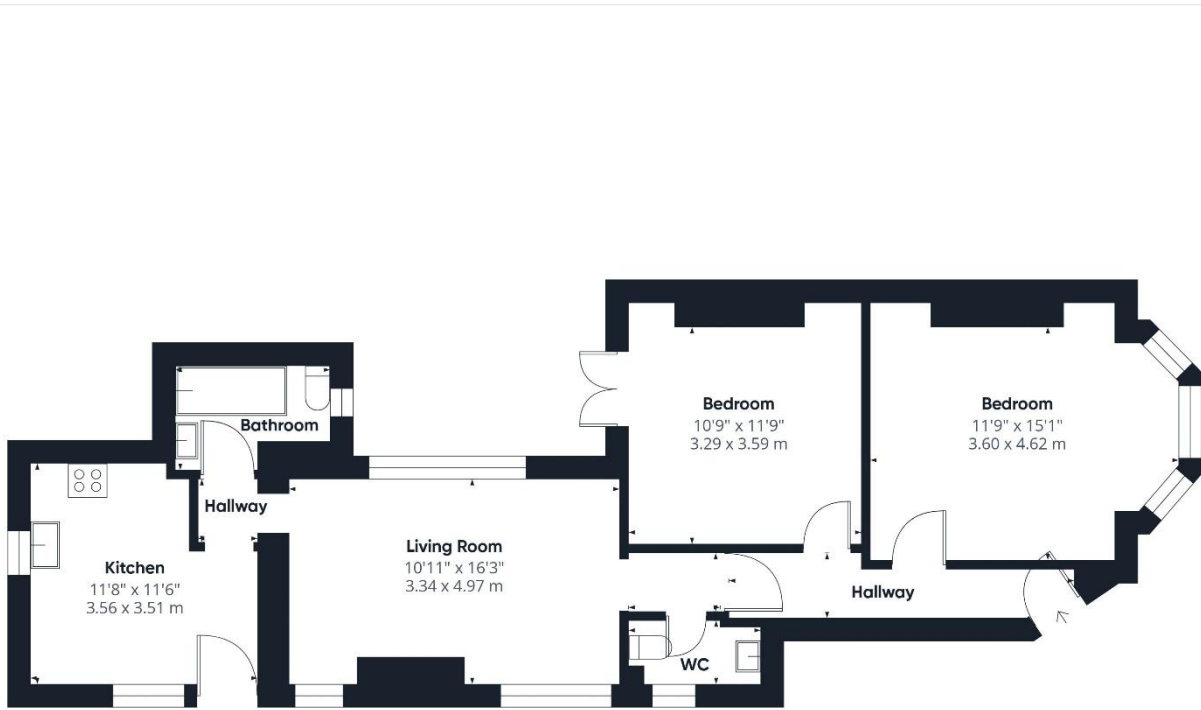
Private garden

Garage

Two double bedrooms

Kitchen/diner

Modern family bathroom



Approximate total area^m
 723 ft²
 67.2 m²

(1) Excluding balconies and terraces

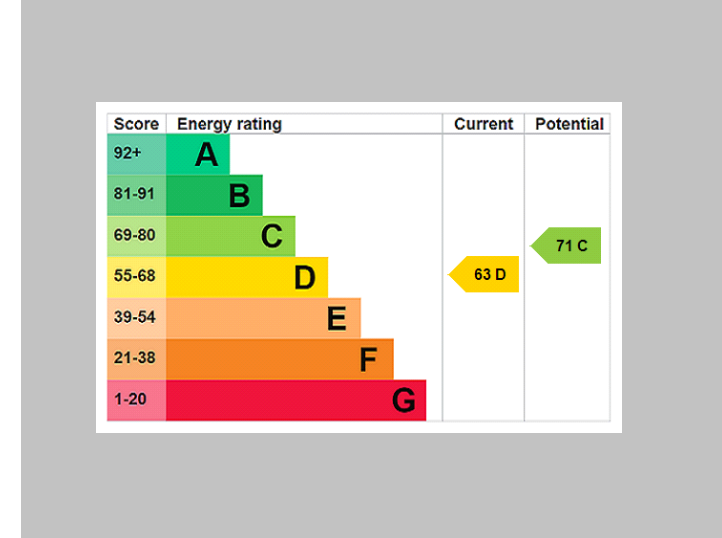
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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