

100A, Broadway, Hengistbury Head
Bournemouth, Dorset, BH6 4EH

Guide Price **£250,000**



2

Bedrooms



1

Living



1

Bathroom



Allocated parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A spacious apartment within a highly prized location!

A RARE OPPORTUNITY TO PURCHASE A SPACIOUS APARTMENT WITHIN THE HIGHLY PRIZED LOCATION OF HENGISTBURY HEAD. OFFERED FOR SALE CHAIN FREE AND OFFERING FURTHER POTENTIAL, VIEWING IS A MUST.

The property is accessed from the rear of the building where it also benefits from a private/allocated parking space and external storage area.

A small porch shared with the ground floor apartment gives access into the subject property where there is a small ground floor hallway. This gives access to a ground floor utility area and has stairs leading up to the first floor.

Reaching the first floor a generous hallway has doors to all rooms and leads open plan to the kitchen area which is fitted with eye and base level cupboards and has a rear aspect window giving views over roof tops of Christchurch Priory in the distance.

The living room features tilt and turn windows overlooking the front and has a fireplace which has historically had a log burner fitted although it should be noted a HETAS certificate is not available and works may be required to ensure continued/future use.

Both bedrooms make for comfortable double rooms, the master bedroom in particular being very generous.

There is a family bathroom which has a window for natural light/ventilation. This is fitted with a corner bath with a rainfall and handheld shower over, a WC, and hand wash basin.

A loft hatch with pull down ladder leads from the master bedroom up to a spacious loft area with Velux window. For those seeking additional accommodation or a project, the loft could offer potential for conversion subject to planning permission, building regulation approval, and freeholder consent.

The apartment benefits from gas central heating and double glazing throughout, it is offered for sale chain free and is ready for an immediate purchase. In our opinion it would make a great buy within this sought after location hence internal viewing comes recommended.

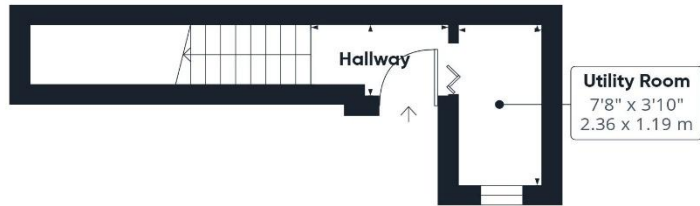
THE TENURE: We understand the property is leasehold with approximately 123 years remaining. Our seller informs us maintenance is dealt with on an as and when basis, and that ground rent is peppercorn.

Council tax band: B

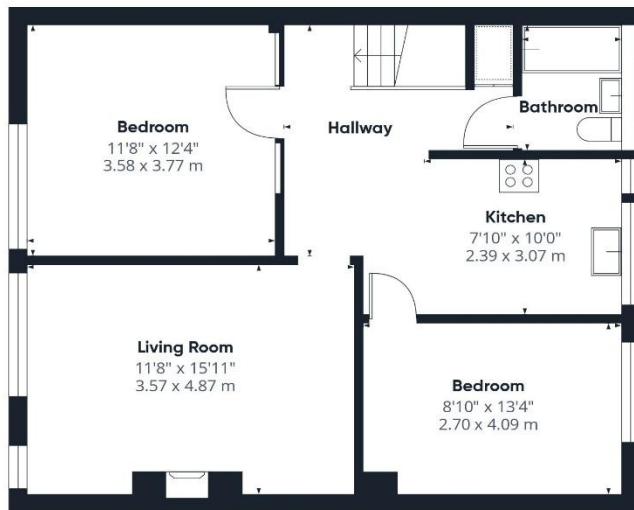


KEY POINTS

- No chain!
- Spacious first floor apartment
- Off road parking
- Two double bedrooms
- Generous lounge
- Double Glazing and Gas



Ground Floor



Floor 1

Approximate total area⁽¹⁾

757 ft²
70.3 m²

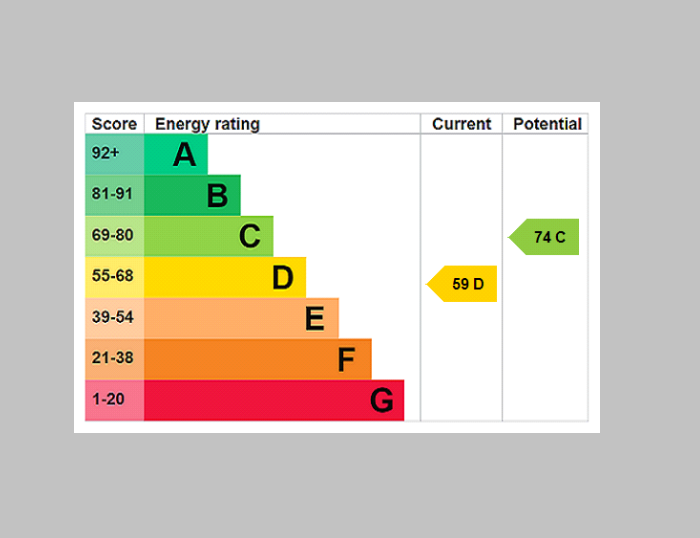
(1) Excluding balconies and terraces

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

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