

First Floor Flat, 29 Ravine Road, Boscombe  
Manor, Bournemouth, Dorset, BH5 2DT

Guide Price **£450,000**



3

Bedrooms



2

Living



1

Bathroom



Garage & Driveway



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A superbly located and spacious apartment!

**SUPERBLY LOCATED CLOSE TO CLIFFTOPS THIS FIRST FLOOR APARTMENT OFFERS SPACIOUS ACCOMMODATION TOTALLING 1148 SQ. FT OFFERING UP TO THREE BEDROOMS AND TWO RECEPTION ROOMS. ALSO BENEFITING FROM A GARAGE AND FREEHOLD TO BUILDING, IT PRESENTS AN EXCELLENT OPORTUNITY!**

If you are searching for a home close to the area's golden sandy beaches and within easy striking distance of the popular Southbourne Grove, this spacious apartment is perfectly placed!

Spacious throughout, the apartment offers 1148 Sq. Ft of flexible accommodation, comfortably providing three double bedrooms served by two separate reception rooms, a separate kitchen, family bathroom, and a separate WC.

The property benefits from a private front entrance which opens into a ground floor hallway. A return staircase then leading up to the first floor where a spacious landing leads to all rooms.

There are sea glimpses from some rooms and a balcony to the rear which is accessible from the dining room and benefits from a Westerly aspect making it perfect to capture the afternoon and evening sun.

Whilst already a spacious home our client recently employed an architect to draw up plans for a second-floor extension/loft conversion to include a second-floor terrace/balcony. A pre-application was then made with the local council, their comments suggesting that with amendments, obtaining formal planning permission for further development of this kind could be a real possibility (although this cannot be guaranteed). Please ask a member of staff for further information on this point.

Outside a driveway to the front provides off road parking and leads to a single garage served by an up and over door. The front garden is also conveyed with the apartment and is planted with a variety of shrubs.

The property further benefits from the freehold to building and is offered with no onward chain. A rare opportunity to purchase such a spacious apartment in this great location internal viewing is essential. Please call us to arrange your inspection.

**THE TENURE:** We are informed the apartment is leasehold, this sale also including the freehold title to building.



## KEY POINTS

- Spacious apartment
- Great location close to beaches
- Freehold to building
- Driveway and garage
- Further potential (STPP)
- No onward chain



(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

1148 ft<sup>2</sup>  
106.7 m<sup>2</sup>

**Balconies and terraces**

40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

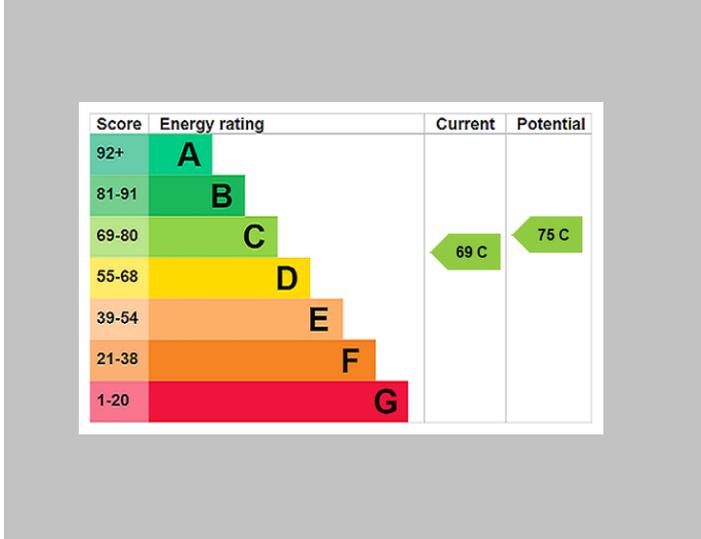
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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