

13 (The Lodge) Skylarks, 257-259 Belle
Vue Road, Southbourne, Bournemouth,

Asking Price **£425,000**



2

Bedrooms



1

Living



1

Bathroom



1

Parking



EST
1992

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This stunning new build home offers house like

THIS STUNNING NEW BUILD HOME OFFERS HOUSE LIKE ACCOMMODATION, A PRIVATE GARDEN, AND OFF-ROAD PARKING. IMMEDIATE VIEWING IS NOW AVAILABLE!

Skylarks is a newly completed development of apartments set close to Tuckton High Street, The River Stour, and Hengistbury Head.

This duplex home 'The Lodge' is set to the rear of the development and offers house like accommodation over two floors and benefits from its own private entrance and garden.

Entering the property a hallway leads open plan through to the living room and has doors to the kitchen and WC. The entire ground floor being nicely finished with Amtico styled flooring.

The living room and kitchen overlook the private garden with the kitchen featuring French doors leading giving direct garden access.

The kitchen offers room for a small dining/breakfast table and is very well fitted to include task-lighting beneath high level wall units, and integrated appliances to include an induction hob, electric oven, extractor hood, fridge freezer, dishwasher and washing machine.

A return staircase offers storage beneath and leads up to a landing where there are doors to bathroom and both bedrooms, one of which offers two built in cupboards.

The bathroom is beautifully finished with a white suite, contemporary brassware and porcelain tiling. There is a full-sized bath with a ceiling mounted and handheld shower over, a sink with vanity unit beneath, Wall mounted WC and a polished chrome towel rail.

Outside, the property benefits from a private garden which is enclosed by a hedge and is to be laid to lawn. There is also a patio adjacent to the kitchen's French doors.

The property benefits from an allocated parking space and there is a large resident's bicycle room/store.

THE TENURE: All homes at Skylarks will benefit from an equal share within the freehold to building. There will be no ground rent payable, we are informed maintenance for this property will be £1,008.46 per annum.

There are no restrictions on letting over short or long periods and pets may be permitted.

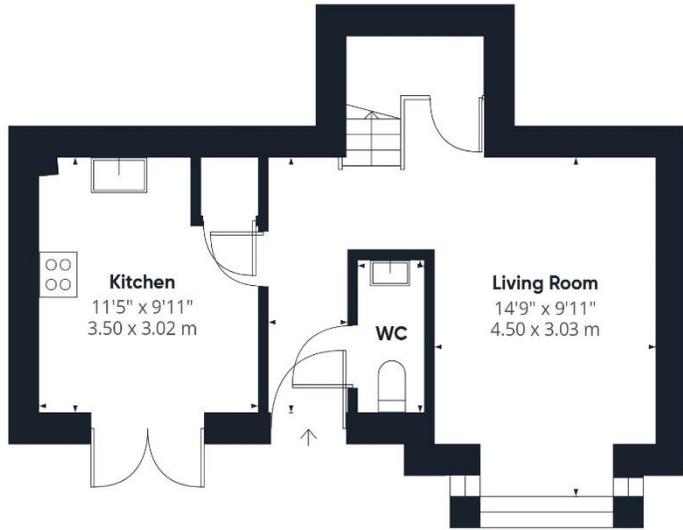
COUNCIL TAX: We await confirmation of banding.

NB: For visualisation purposes some photographs within these details contain AI added furniture and garden photos have been edited to show lawn which is yet to be laid.

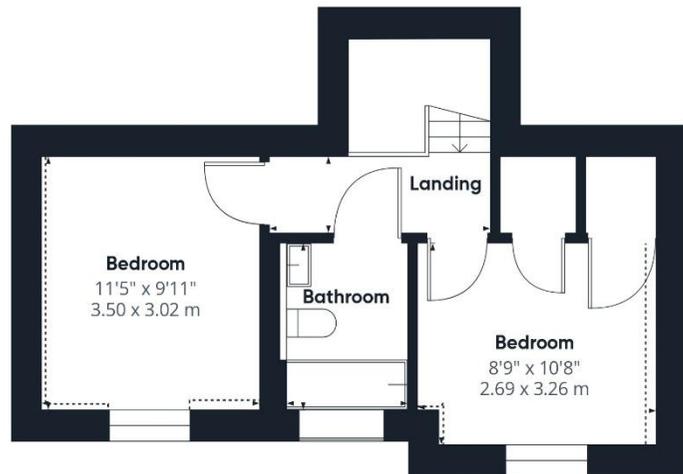


KEY POINTS

- Brand new home
- Excellent specification
- 'House like' accommodation
- Private entrance
- Private garden
- Parking



Ground Floor



Floor 1

Approximate total area⁽¹⁾

679 ft²

62.9 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

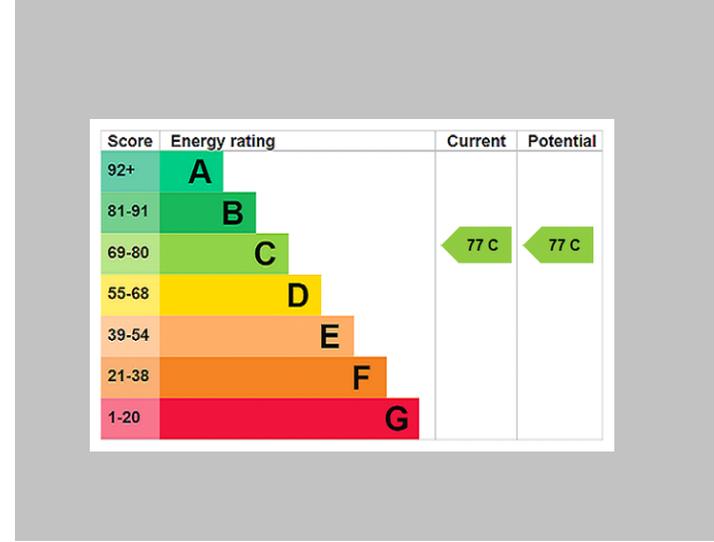
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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