

1 Channel View, 14 Warren Edge Road,  
Southbourne, Bournemouth, Dorset, BH6

Asking Price £400,000

 3

Bedrooms

 1

Living

 2

Bathroom & Ensuite



Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents



# A superbly located and spacious home with private gardens!

**JUST A FEW HUNDRED YARDS FROM CLIFFTOPS AND BEACHES THIS GROUND FLOOR APARTMENT OFFERS OVER 1000 SQ.FT OF INTERNAL ACCOMMODATION, PRIVATE FRONT AND REAR GARDENS, AND A GARAGE!**

Welcome to 1 Channel View, a coastal haven ready to be claimed as your treasured sanctuary. Located in the heart of the South Coast, this ground floor home is just a short walk from Southbourne's beaches and boasts 1052 square feet of flexible accommodation, a generous hallway and high ceilings throughout adding to the sense of space.

There are three well-appointed double bedrooms, one of which offers sliding patio doors leading to a private enclosed garden, giving the flexibility to arrange this room as a second lounge or dining space. These are served by two bathrooms, a family bathroom accessed from the hall and an en-suite shower room serving the primary bedroom.

With a large bay window overlooking a private front garden, the living room offers excellent natural light and even gives a glimpse of the nearby sea whilst offering plenty of space for living and dining room furniture if required. A separate kitchen has a door giving rear garden access and offers a good range of storage cupboards as well as a fitted oven and hob, dishwasher and fridge/freezer with space provided for a washing machine.

The private front garden is predominantly laid to lawn and is fully enclosed giving the property a great deal of privacy from the road and neighbouring homes. The rear garden is again fully enclosed and laid to lawn with several seating/patio areas and a shed providing storage. The property also benefits from a garage which is accessed via a shared driveway and set adjacent to the rear garden.

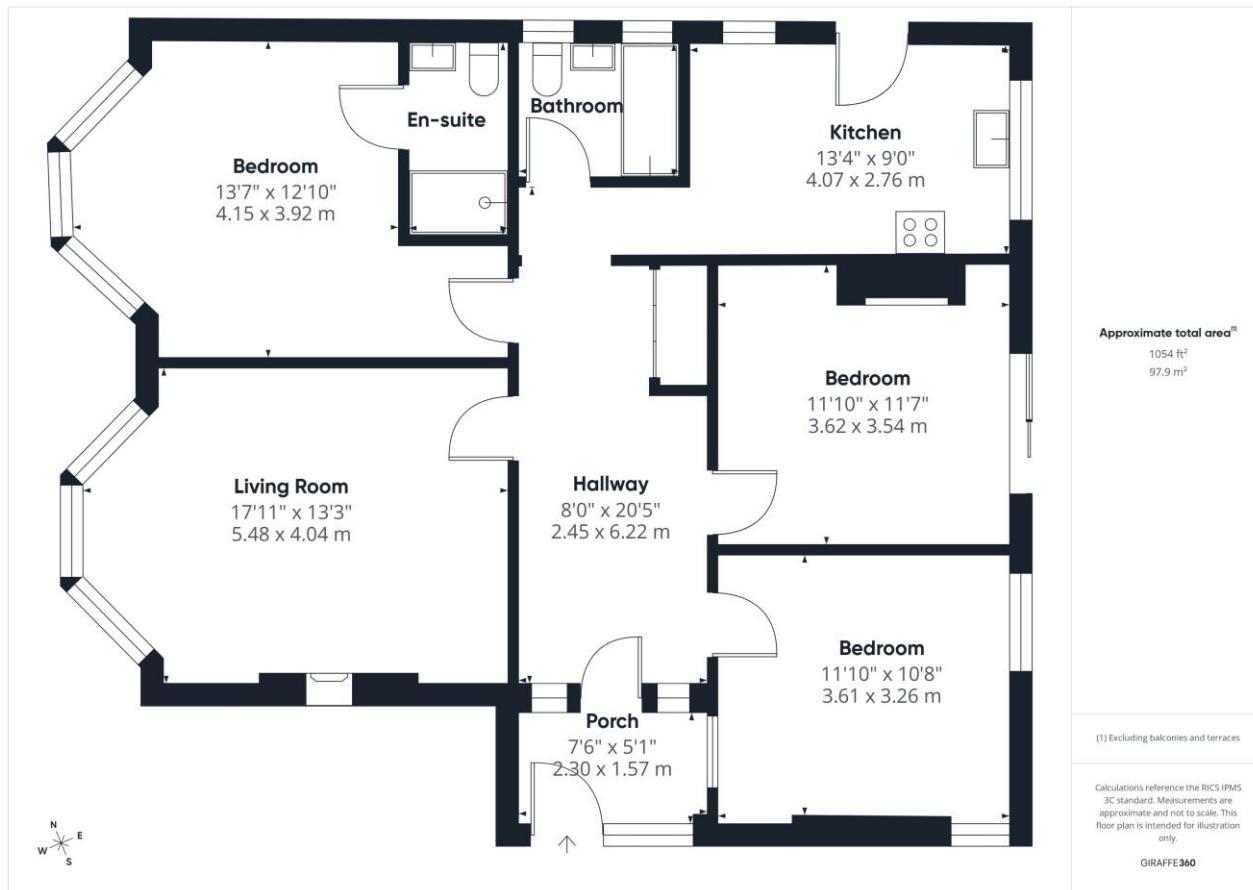
We believe this home presents a rare opportunity to acquire such a spacious garden apartment within this sought after location, but don't take our word for it, arrange an internal inspection and see for yourself.

**THE TENURE:** We understand the property holds a share within the freehold alongside a lease of approximately 939 years. There is no ground rent payable. Maintenance is currently £150 per month. **We understand pets are permitted.**

**Council Tax Band: C**



**KEY POINTS**  
**Over 1000 Sq.Ft**  
**Private front and rear gardens**  
**Private entrance and porch**  
**Three double bedrooms**  
**Garage**  
**Shared freehold**



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

