

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

Asking Price **£400,000**



Bedrooms



Living



Bathroom & Ensuite



Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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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.

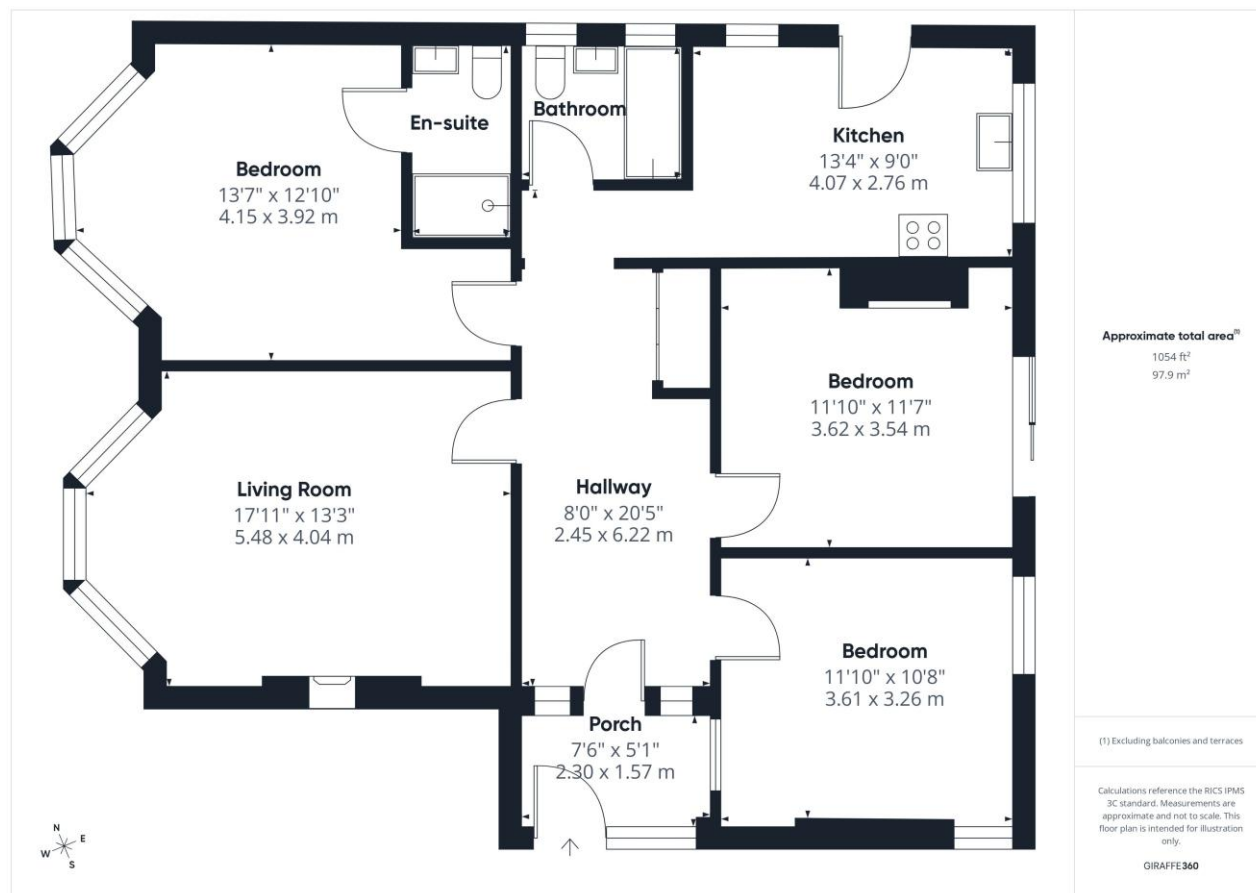
We believe this home presents a rare opportunity to acquire such a spacious garden apartment within this sought after location, but don't take our word for it, arrange an internal inspection and see for yourself.

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

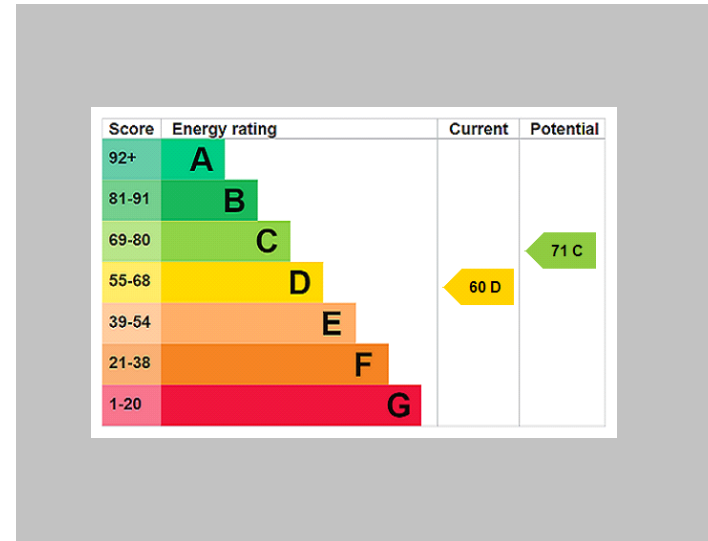
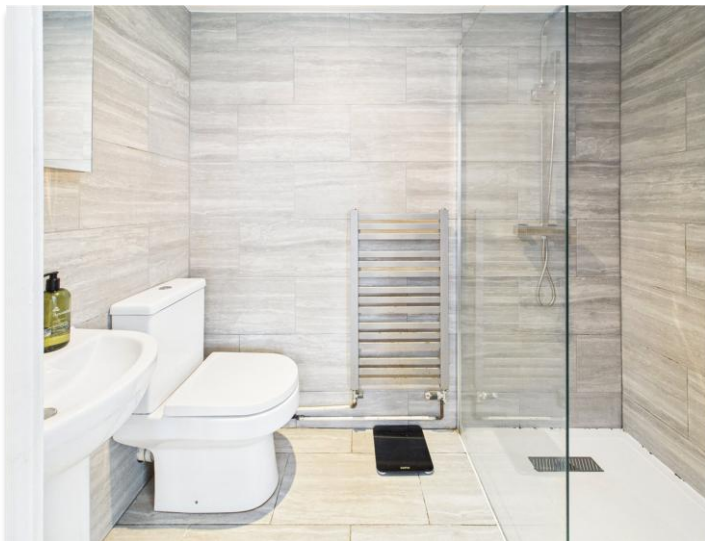


KEY POINTS
Over 1000 Sq.Ft
Private front and rear gardens
Private entrance and porch
Three double bedrooms
Garage
Shared freehold



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Christchurch | Southbourne | Highcliffe | Bransgore



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