

Flat 1, 22 Clifton Road, Southbourne,
Bournemouth, Dorset, BH6 3PA

Asking Price **£399,950**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A spacious coastal home offered for sale chain free.

WITH A PRIVATE ENTRANCE AND WRAP-AROUND GARDEN, THIS GENEROUS GROUND FLOOR APARTMENT GIVES THE FEEL OF A BUNGALOW AND IS LOCATED JUST MOMENTS FROM SOUTHBOURNE'S CLIFFTOPS.

Introducing this stunning ground floor property located at Clifton Road, in the heart of Southbourne, and just a short walk from clifftops.

Boasting an impressive 912 square feet of lateral living accommodation, this single-story residence benefits from its own private entrance and an enclosed wrap around garden and almost feels like a bungalow.

This charming home offers two spacious bedrooms, each with fitted furniture. The primary bedroom also benefitting from an en-suite shower and double doors leading out to the rear garden.

The modern kitchen has a large Southerly window and comes fitted with an excellent modern range of units. Furthermore, a generous living room offers plentiful space for a wide range of living and dining room furniture and leads open plan to a garden room with a door giving direct garden access.

Additional benefits include upvc double glazing, gas central heating, and an allocated off-road parking space.

Well located, spacious, and offered for sale chain free, this unique home presents an excellent opportunity for purchasers seeking a stylish coastal home.

THE TENURE: We understand the property is leasehold with approximately 100 years remaining on the lease. Ground rent is peppercorn (if demanded).

Council Tax: Band D



KEY POINTS

Close to clifftops

Generous accommodation

Superb living space

Modern kitchen

Wrap-around gardens

Private entrance



Approximate total area⁽¹⁾
 913 ft²
 84.8 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.

GIRAFFE360



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.

THE PROPERTY PROFESSIONALS | Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
 01202 428555 | sales@sladessouthbourne.co.uk
 Website www.sladeshomes.co.uk

