

4 The Breakwaters 32-34, Southbourne
Coast Road, Southbourne, Dorset, BH6 4DA

Guide Price **£850,000**



Bedrooms



Living



Bathroom & En-suite



Allocated parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A rare opportunity with stunning beach and sea views!

SET ON SOUTHBOURNE COAST ROAD OVERLOOKING BEAUTIFUL SANDY BEACHES THIS FIRST FLOOR APARTMENT ENJOYS STUNNING VIEWS AND PRESENTS AN EXCEPTIONALLY RARE OPPORTUNITY.

Breakwaters is a small development of apartments set in an enviable location backing directly on to the area's golden sandy beaches with no road behind.

Located on the first floor, this three-bedroom apartment enjoys direct and uninterrupted beach and sea views, its panorama stretching from The Isle Of Wight in the East to The Isle Of Purbeck in the West.

Both the Primary bedroom and living space give access to a generous glass-enclosed balcony which offers plentiful space to lounge and dine outside whilst enjoying its Southerly orientation and the incredible view.

A spacious living room enjoys the same stunning views and leads open plan through to the kitchen which has a skylight above giving good natural light.

Benefitting from sea views and balcony access, the generous primary bedroom comes complete with a range of fitted furniture and has an en-suite shower room.

Bedroom two makes for a generous double room whilst bedroom three has been fitted with a range of office furniture and used as a study, a great arrangement for home working, or with removal of the furniture it could be reinstated as a good single room.

Outside, Breakwaters is set with well-maintained communal grounds. To the front there is a brick paved parking area where the subject apartment benefits from an allocated space. A driveway leads down to a second, gated and secure underground car park, where the apartment benefits from a second allocated space.

The apartment would benefit from some redecoration and updating in places giving a great opportunity to personalise the home to taste.

Offered for sale chain free, immediate viewing is available and simply must be undertaken to appreciate the apartments' exceptional location and view. Please call us to arrange your appointment.

THE TENURE: We are informed the property is leasehold with approximately 975 years remaining. There is no ground rent payable. The last 12 months maintenance charge was £3712. The keeping of pets is restricted although it may be possible to obtain permission/a licence. NB This information has been provided by our seller and has not been verified, any interested party should seek confirmation from their legal representative.

COUNCIL TAX BAND: F



KEY POINTS

No chain

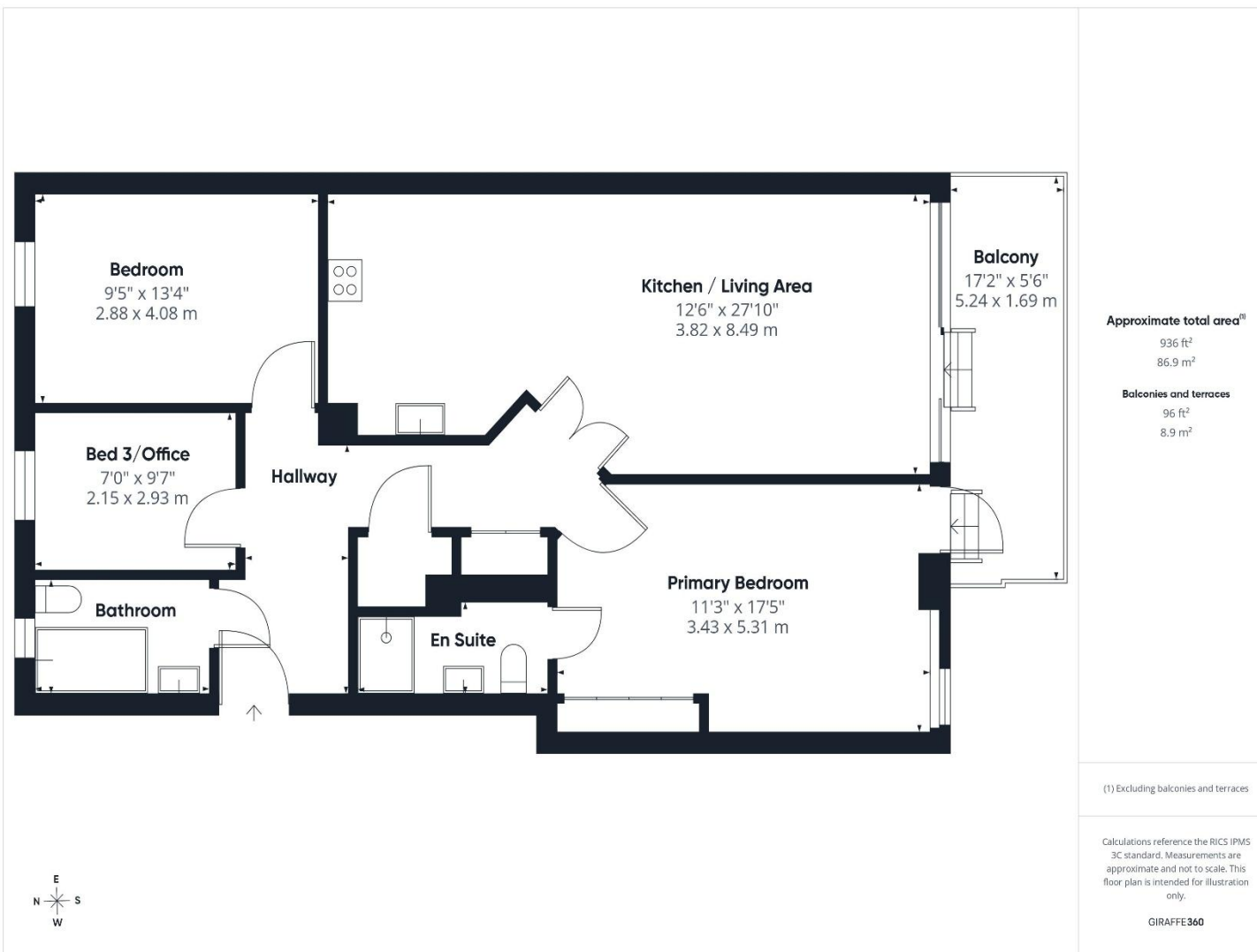
Stunning views!

Generous Southerly balcony

Two allocated parking spaces

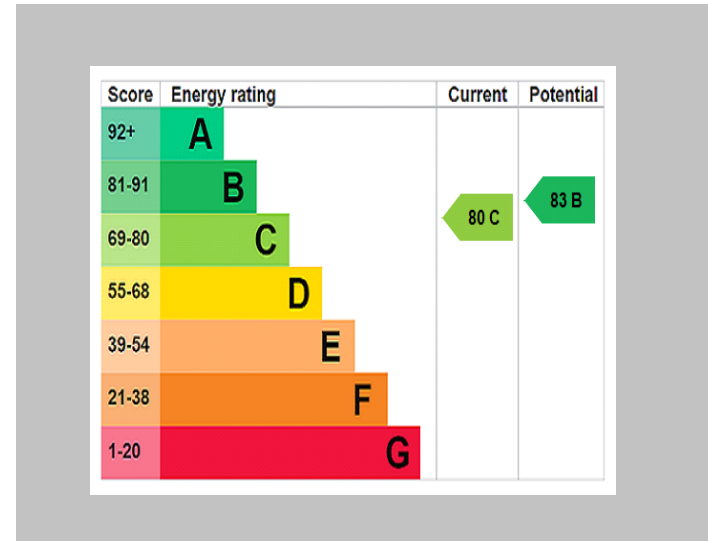
Three bedrooms

Very rare opportunity!



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

