



Flat 1 Pine Lodge, 31 Boscombe Spa Road, Bournemouth, BH5 1AS

Asking Price **£395,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



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1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A spacious apartment offering stunning sea views!

OFFERING SUPERB SEA VIEWS THIS SPACIOUS TWO DOUBLE BEDROOM APARTMENT IS SET ON THE GROUND FLOOR OF A PERIOD CONVERTED BUILDING IN AN ELEVATED AND SECLUDED POSITION. RECENTLY REDECORATED, MODERN THROUGHOUT, AND BENEFITING FROM TWO PARKING SPACES THIS IS A MUST-SEE HOME!

Set in a period building occupying an elevated and secluded plot, this spacious property presents a rare opportunity to purchase a ground floor apartment benefitting from superb sea views. Recently redecorated and modern throughout property is very well presented and offers great sized rooms, with the majority also benefitting from high ceilings adding to the feeling of space. Further benefitting from a private front entrance, two allocated parking spaces, and giving direct access to a patio and communal gardens, it really is a must-see home!

The apartment's private front entrance is accessed via steps descending from the front of building/parking area. Entering the property a small hallway then gives access to the master bedroom, the family bathroom and through to the superb kitchen/diner.

Measuring 25' in length, the kitchen/diner is a wonderful room which offers plenty of room for dining furniture. Having two side aspect windows and a set of patio doors leading to the communal rear gardens, the room is also flooded with natural light and offers a spectacular view of Poole Bay.

The kitchen area is fitted with an excellent range of eye and base level cupboards and offers plentiful Corian working surfaces finished with a matching up-stand and attractive tiling. There are a full range of integrated appliances including a dishwasher, washing machine, tall standing fridge/freezer, eye level microwave, fan assisted oven and grill.

The living room is accessed from the kitchen/diner and features a large Southerly bay window with an inset door, overlooking and giving access to the gardens whilst again giving superb views of Poole Bay beyond. Boasting high ceilings and a focal fireplace (disused) this spacious room gives a character feel and offers plenty of space for a wide range of furniture.

Both bedrooms make for excellent size double rooms and benefit from high ceilings. They are served by a modern family bathroom fitted with a low-level WC, hand wash basin, and bath with shower over. Walls are fully tiled, and a side aspect window provides natural light and ventilation.

Outside, to the front of building the apartment has the rare benefit of two allocated parking spaces.

To the rear of building there are well maintained communal gardens which are laid mainly to lawn with the subject apartment benefitting from direct access to patio areas abutting the kitchen/diner and lounge. The gardens afford a good deal of privacy from neighbouring buildings and benefit from a Southerly aspect, making them the perfect place to take in the superb views on offer.

We believe this property presents an excellent opportunity and being offered for sale chain free, immediate viewing is available!



KEY POINTS

No onward chain

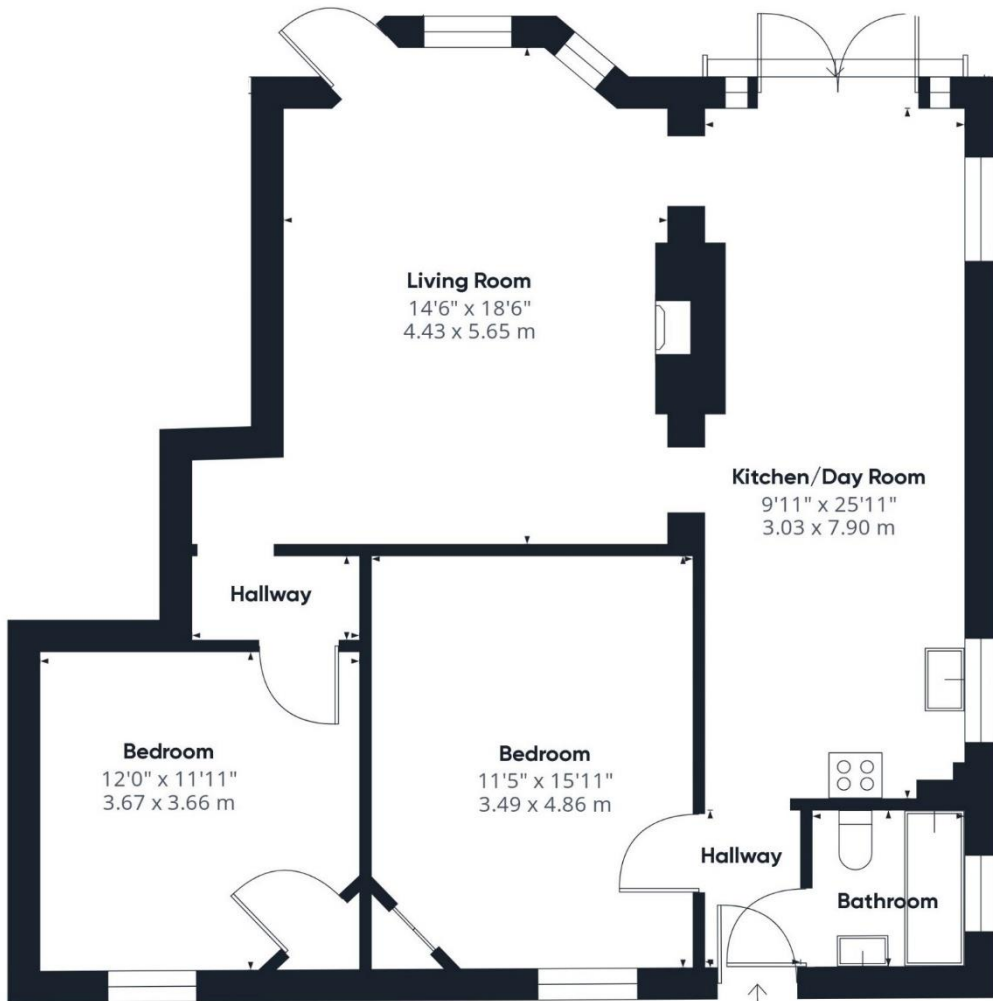
2 Allocated parking spaces

Superb sea views

Direct access to gardens

Spacious throughout

Must be seen!



Approximate total area⁽¹⁾

949.7 ft²
88.23 m²

(1) Excluding balconies and terraces

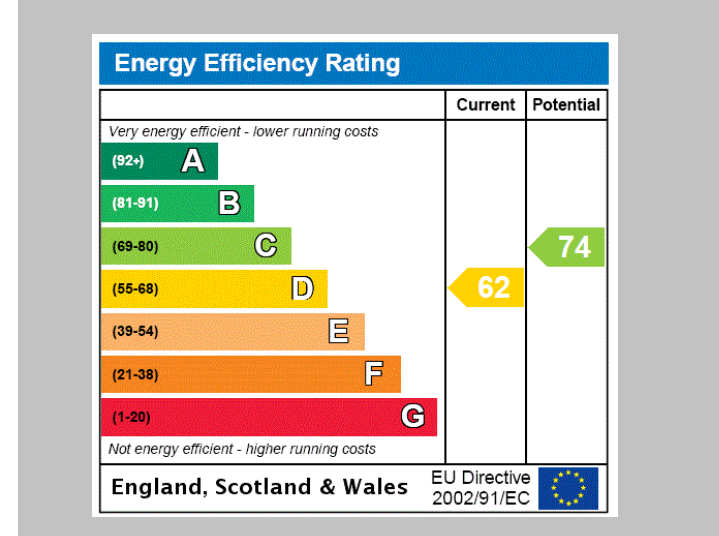
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

