



5 Frankston Road, Southbourne,  
Bournemouth, Dorset, BH6 5EG

Guide Price **£375,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A stunning three bedroom ground floor garden apartment!

This beautifully Presented, spacious and characterful ground floor apartment is set in a popular road in the heart of Southbourne, being just a short walk to both Southbourne Grove and local clifftops, with 7 miles of golden sandy beaches below.

Built at the turn of the last century, the apartment offers an abundance of original features which are perfectly fused with modern fixtures and fittings making this very much a home ready to move into.

The apartment offers close to 1000 square foot of accommodation to include 2/3 bedrooms, a modern kitchen and bathroom, a private rear garden and a lease of 940 years!

Upon entering the apartment you are welcomed by a good sized entrance hallway, with original tiled flooring, feature high and coved ceilings and doors leading to the front reception/bedroom, a further bedroom and dining/living room. There are also two useful storage cupboards.

Set to the front of the apartment, the formal living room, which could/is being used as an additional bedroom, is a great sized room with high ceilings and a large box bay window making the room feel even larger. There is ample space for a variety of furniture and a feature log burner.

Bedroom two is a good double with space for a double bed or larger along with other bedroom furniture and there is a UPVC window to the side aspect.

The dining room/Living room is a great space to dine and relax, with space for sofas and a dining table. A fully glazed UPVC door leads to the private rear garden and the dining area opens up into the modern kitchen/breakfast room which has been tastefully fitted with a range of eye level and base units with a built in oven and hob, space for white goods and a breakfast bar area. A set of UPVC French doors

lead out into the private rear garden and doors offer access into the bathroom and further bedroom.

The bedroom is a good double and offers a pleasant aspect over the rear garden whilst the fully tiled bathroom has been fitted with a modern suite to include a panel enclosed bath with a wall mounted shower attachment above, low level flush WC and vanity wash hand basin with pull out drawers below. There is a wall mounted stainless steel heated towel rail and a UPVC obscured window to the side aspect.

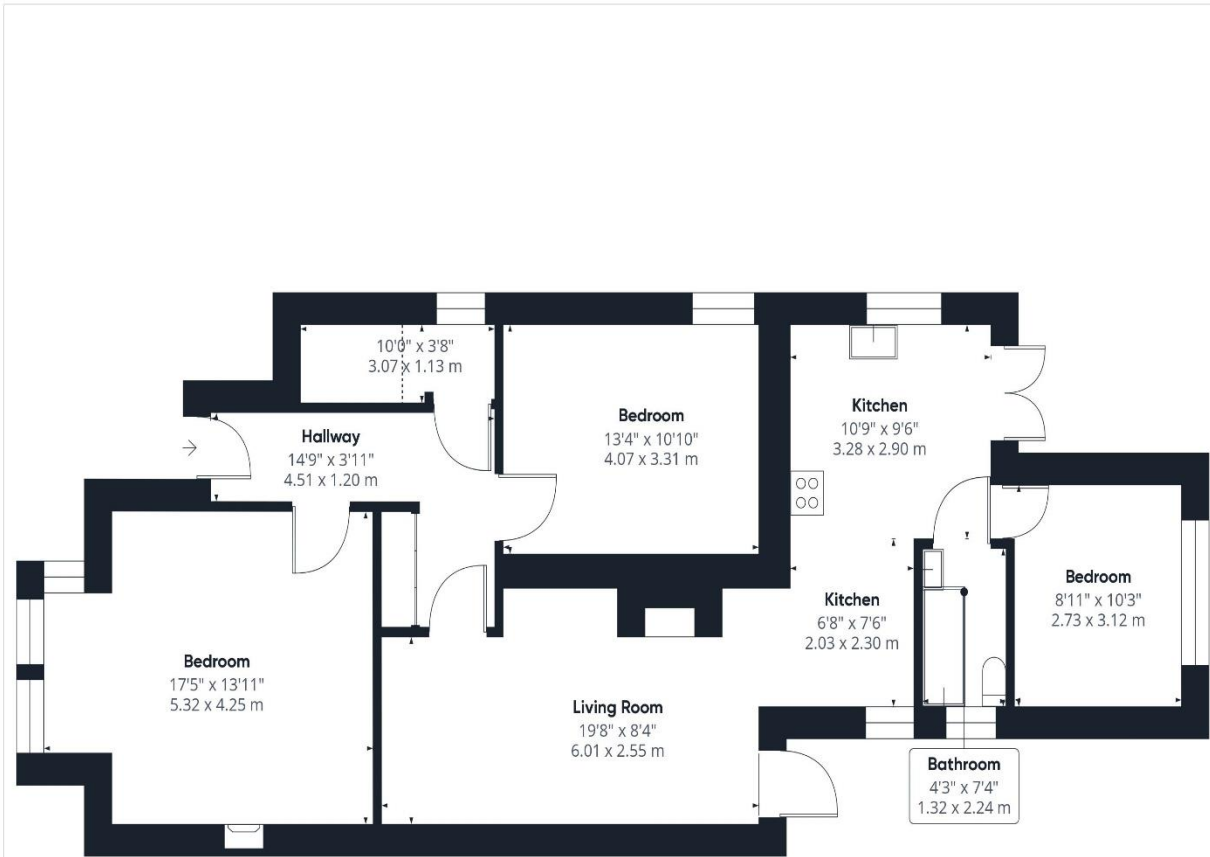
The two-tiered garden offers a great space to relax and entertain. Immediately abutting the rear there is a wraparound patio area with heating and seating one side and a hot and cold outside shower the other. Stairs lead to the upper garden which is laid to lawn. Although the garden is private and belongs solely to the ground floor apartment, please note the first-floor apartment has right of access to one side to access their garden.

A stunning apartment, an internal inspection truly is a must via the sellers chosen sole agents!



## KEY POINTS

- Beautifully presented
- Three double bedrooms
- Lots of character
- Modern kitchen and bathroom
- Large private rear garden
- Long lease
- No onward chain



**Approximate total area<sup>(1)</sup>**

970.9 ft<sup>2</sup>  
90.2 m<sup>2</sup>

**Reduced headroom**

17.76 ft<sup>2</sup>  
1.65 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

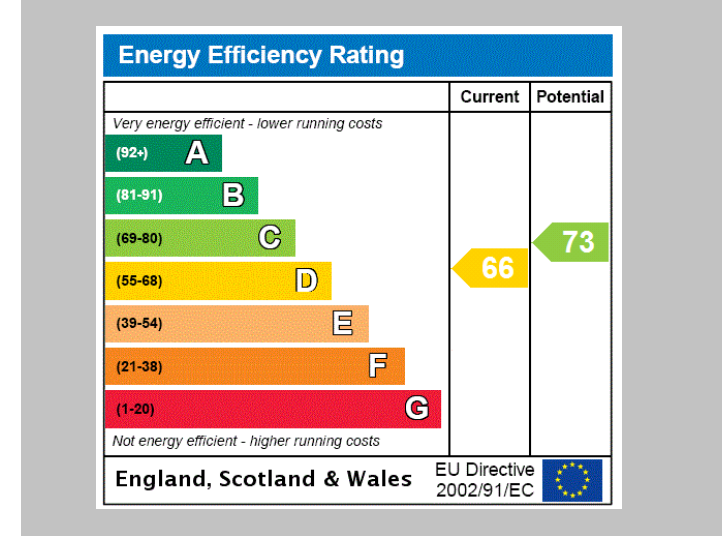
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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