



Flat 4, Cleasby Grange, 8 Wollstonecraft
Road, Bournemouth, BH5 1JQ

Guide Price **£260,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A spacious apartment close to local clifftops!

Cleasby Grange is a popular purpose-built development set in an enviable position, less than 50 yards from local clifftops with 7 miles of sandy beaches below, stretching from Mudeford Spit in the East to Sandbanks Peninsular in the West.

This first floor apartment offers well-proportioned accommodation to include two double bedrooms, a 16' living room, a Westerly facing balcony, a garage and a share within the freehold.

The apartment, although now in need of updating, is generally well-presented throughout, with UPVC Double Glazing and Gas fired central heating (gas not connected currently) and there are well maintained communal gardens to the front of the development.

Offered for sale with no onward chain and Ideal as a second home, or equally for anyone wishing for a permanent home by the sea, all internal viewings come highly recommended via the vendors chosen sole agents.

A communal front door gives access into well-kept communal hallways with stairs leading to all floors and a rear door leading to the garages at the rear. The subject apartment can be found on the first floor.

Upon entering the property, you are welcomed by a good-sized entrance hallway, with two useful storage cupboards and doors giving access into all rooms.

The living room is set to the front of the property and offers a pleasant westerly aspect. Being some 16' in length, there is ample space for a range of both living and dining room furniture, there is a UPVC window to the side aspect and sliding patio doors lead onto the sizable balcony.

The kitchen offers a range of eye level and base units set above and below the work surfaces, there is space for white

goods, a small breakfast table and there is a UPVC window to the side aspect.

The largest bedroom is a good double, being comfortably able to accommodate a double bed or larger along with a range of other bedroom furniture and there is a UPVC window to the front aspect.

The second bedroom can be found adjacent to the largest bedroom and is a small double with a UPVC window to the front aspect.

The bathroom offers a matching three-piece suite to include a panel enclosed bath, low level flush WC, pedestal wash hand basin and fully tiled walls.

Externally, Cleasby Grange is fronted by well-kept communal gardens whilst to side there are garages of which the subject apartment benefits from one.

Please note: The front photo is of the adjacent block and therefore the apartment is not shown in the photo.



KEY POINTS

Popular P/B development

Close to clifftops

First floor

Two double bedrooms

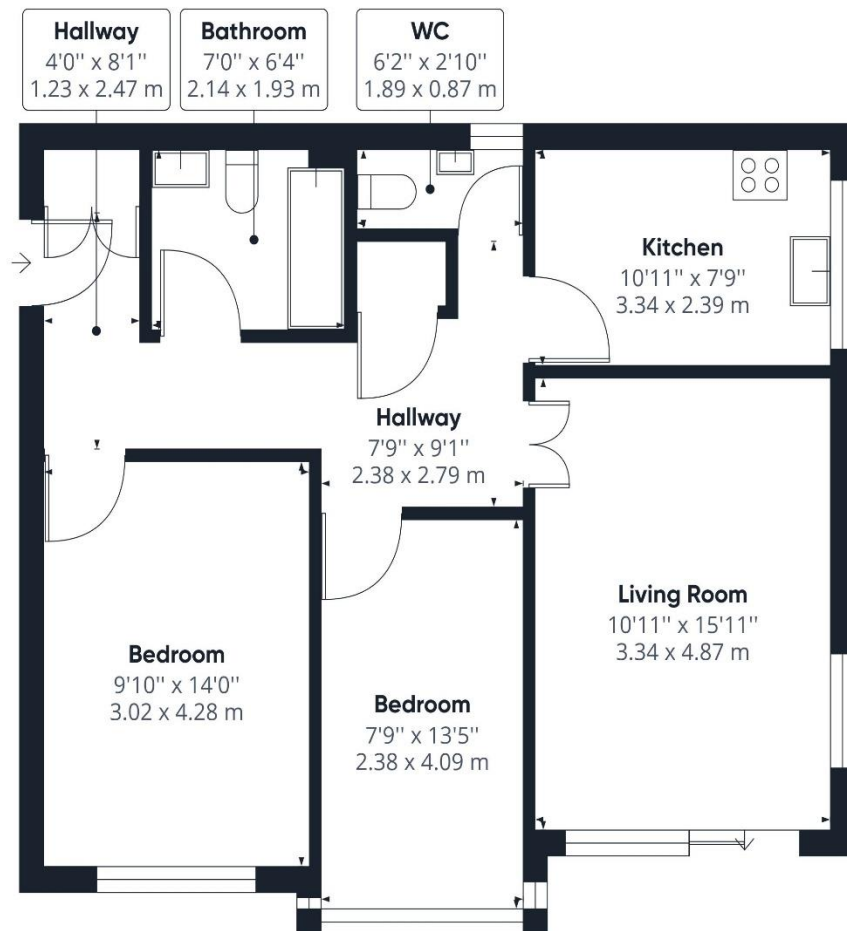
Spacious living room

Kitchen/Breakfast room

Garage

Share of freehold

No onward chain



Approximate total area⁽¹⁾

705.02 ft²
65.50 m²

(1) Excluding balconies and terraces

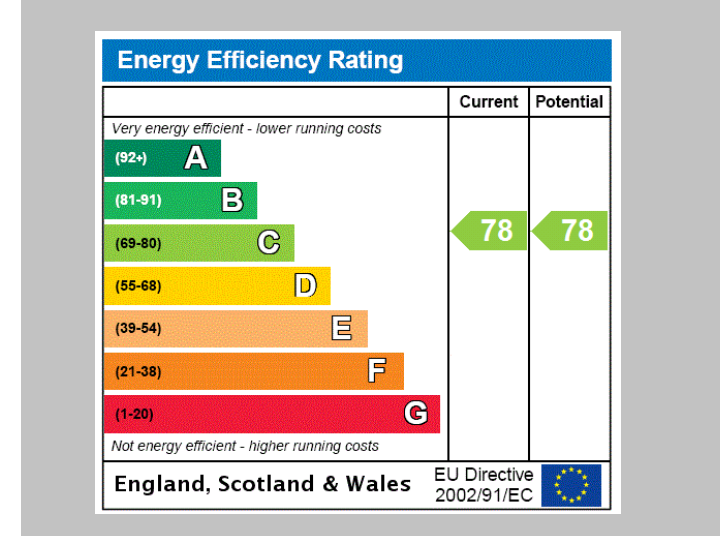
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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 3G
 01202 428555 | sales@sladessouthbourne.co.uk
 Website www.sladeshomes.co.uk

