



Flat 3, 76 Southbourne Overcliff Drive,
Southbourne, Bournemouth, Dorset, BH6 3QN

Guide Price **£435,000**



Bedrooms



Living



Bathroom/Ensuite



2 x parking spaces



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1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A flexible, well located and presented two-floor apartment.

LOCATED ON SOUTHBOURNE'S OVERCLIFF THIS UPDATED AND SUPERBLY PRESENTED APARTMENT OFFERS OVER 1200 SQ.FT OF FLEXIBLE ACCOMMODATION OVER TWO FLOORS, AND BENEFITS FROM BOTH A PRIVATE GARDEN AREA AND TWO PARKING SPACES. EXCELLENT HOME AND INCOME OR HOLIDAY LET POTENTIAL!

You can't get much closer to Southbourne's sandy beaches! This apartment being literally a stone's throw from local cliff tops with nearby walkways leading to the beach and promenade. If you are searching for a spacious apartment offering plenty of flexibility, you will be hard pushed to beat this superb home! Offering over 1200 Sq.Ft or updated and well-presented accommodation arranged over ground and basement level, it really is a very unique home. The main building is entered through a communal front entrance with entryphone system, a communal hallway then leading to the subject apartment. Entering the apartment itself, a hallway then leads to all principle ground floor rooms.

The recently updated kitchen offers an excellent range of storage with extensive eye and base level cupboards, as well as a range of shelving. There is space for an American fridge/freezer, a dishwasher and washing machine, plus a built in Smeg gas hob which has a matching oven beneath and fan over.

The ground floor offers two bedrooms although the smaller is currently arranged as a combi guest room/office. Featuring a large side aspect bay window with a free-standing bath set beneath, the master bedroom is an impressive and spacious room which boasts beautiful wood parquet flooring to match the hall, and has an en-suite shower.

There is also a good sized living room which again boasts wood parquet flooring and has a set of French doors leading out to a private garden area.

This is where the apartment gets really interesting! A door from the living room leads to a private side entrance with

stairs leading down to the basement level. This arrangement giving the apartment its own private entrance, and the ability to use the basement level as a self-contained, almost separate apartment!

Descending the stairs a hallway leads to a useful storage cupboard which currently houses a fridge/freezer, two further bedrooms, a bathroom and living room with kitchen area.

Both bedrooms make for double rooms and the bathroom is beautifully finished in a period style, featuring a full-sized roll top bath with shower over. The living room allows for several sofas and a small dining table and has a fitted kitchen area with base level storage cupboards, eye level shelving and a fitted electric hob with oven beneath.

This two-level arrangement brings great flexibility allowing the owner to use the apartment as one large residence with up to four bedrooms, or giving scope to for home and income, the current owners choosing to let the basement level. We await confirmation, but also understand holiday lets may be permitted, which could make this a great holiday home with added income potential!

Outside, the apartment has an area of garden adjacent to the ground floor living room. This is laid to patio and shrub beds, and even gives a view of the nearby clifftops. There are also two allocated off road parking spaces.

A truly unique apartment in a great location, it really must be viewed to be appreciated! Please call to arrange your appointment, we are sure you won't be disappointed!

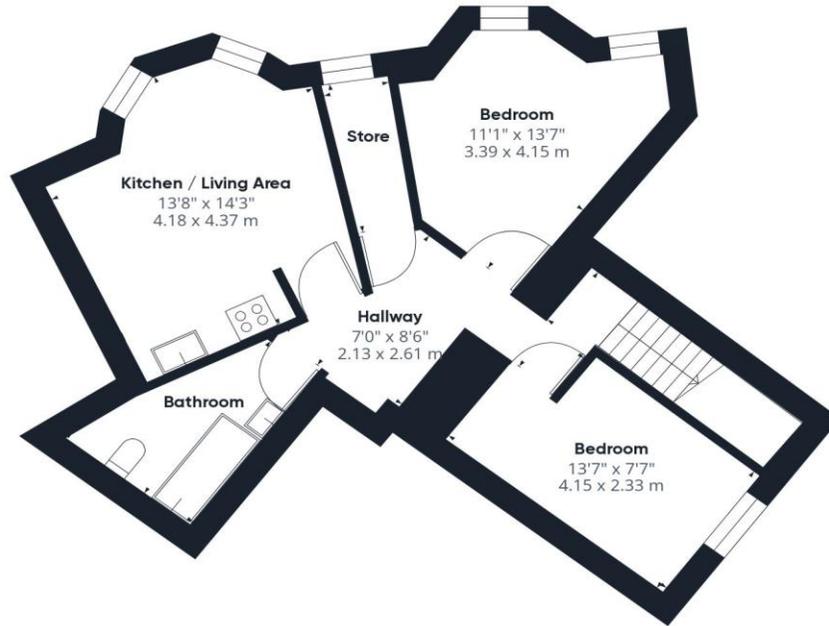
THE TENURE - We understand the property is leasehold, a 125 year lease issued 1/1/2000. We understand ground rent is currently charged at £150 per annum.

COUNCIL TAX BAND: D



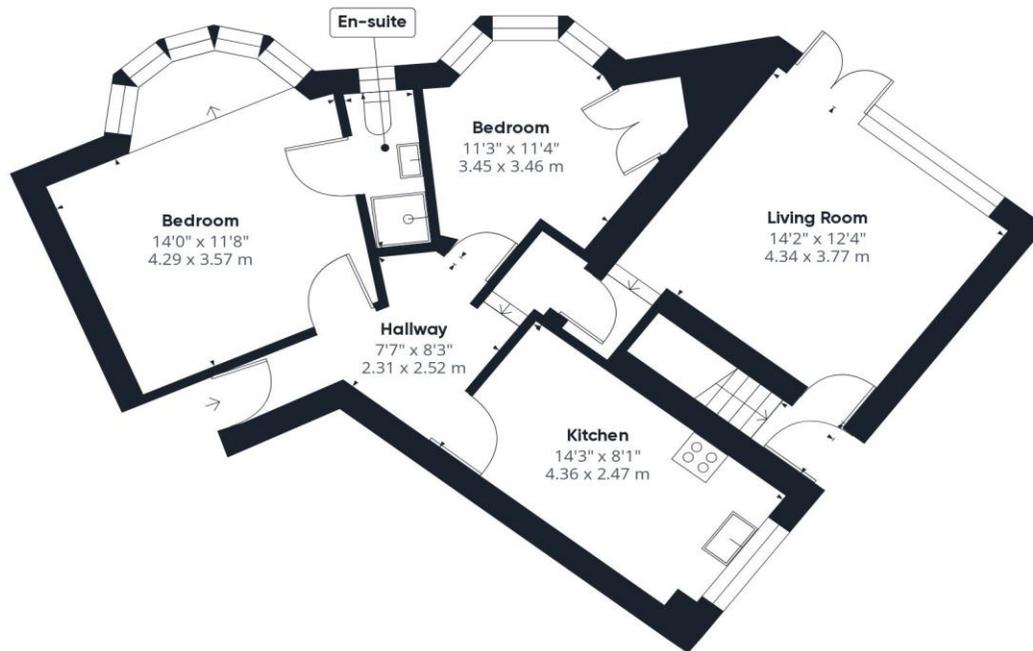
KEY POINTS

Spacious and well located!
Superbly presented
Flexible accommodation
2 x parking spaces
Private garden area
Must be seen!



Approximate total area⁽¹⁾
 1280.71 ft²
 118.98 m²

Ground Floor



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.

(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.

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

