



£450,000 Guide Price

St. Catherine's Road, Bournemouth

Detached Bungalow | 3 Bedrooms | 2 Bathrooms

01202 289000

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Step Inside

Key Features

- Full Refurbishment Project
 - Sea Views From First Floor
 - Freehold Sale
 - Detached House
- Arranged As Two Flats
- Garage
 - Off Road Parking
 - Close To Beach
 - Close To Shops
- NO CHAIN
 - CASH BUYERS ONLY

Property Description

**** CASH BUYERS ONLY ****

**** STRUCTUAL ISSUES ****

A fantastic redevelopment opportunity awaits on Southbourne Overcliff, just a minute's walk from the beach with sea views from the first floor. This detached property has structural issues and requires complete refurbishment or redevelopment to reach its full potential. This property is only available for cash buyers.

Originally built over 70 years ago as two freehold apartments for family seaside holidays is now being sold as ONE FREEHOLD investment opportunity.

The ground floor features two bedrooms, a shower room, a lounge/diner, a kitchen, and a conservatory. The first floor comprises one double bedroom, a lounge with SEA VIEWS, a kitchen, and a bathroom. The property also includes a detached garage, a good-sized rear garden, which currently is very overgrown, and ample off-road parking.

Viewings Strictly By Appointment Only

Tenure: Freehold Council Tax Band: B EPC Rating: F & G

Main Particulars

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Tenure: Freehold

Located just minutes from Southbourne blue flag beach and promenade, which stretches from Southbourne to Sandbanks, which is ideal for leisurely walks and cycling. Nearby Southbourne high street features a variety of independent shops, cafes, and restaurants for all your daily needs. The area is well-connected with excellent bus routes to Bournemouth and Christchurch and other key locations. The locality is served by highly regarded schools including St. Katharine's C of E Primary School, St. Peter's School.

6h beach.jpg



garage
garden.jpg



lounge2.jpg



lounge3.jpg





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



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