



£350,000 Offers Over  
Seaward Avenue, Southbourne  
Flat | 2 Bedrooms | 1 Bathroom

01202 289000

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# Step Inside

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## Key Features

- Ground Floor Flat
- Two Bedrooms
- Front & Rear Gardens
- Kitchen Diner
- Off Road Parking
- Long Lease
- Close to Shops
- Close to Beach
- Council Tax Band C
- Leasehold

## Property Description

**\*\* Guide Price £350,000 - £375,000 \*\***

This charming two-bedroom ground-floor garden flat offers a fantastic blend of location and lifestyle, ideally positioned between Southbourne Grove where you'll find a range of independent shops, cafes, and restaurants. The award-winning sandy beach with its promenade is just a moments walk away.

The property has been well-maintained and updated over the ownership of the current owners. It boasts a spacious reception room that opens directly onto the rear garden, a generously sized master bedroom, and a modern kitchen/breakfast room complete with integrated appliances with direct access to the garden.

Key features include a long lease, ownership of both front and rear gardens, and the convenience of off-road parking at the front. Additionally, there is side access that provides easy access to the rear garden, which is landscaped with a lawn, mature shrubs, and a patio area ideal for outdoor relaxation.

Lease: Approximately 121 years remaining.

Ground Rent: Peppercorn

Service Charge: As and when required

## Main Particulars

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Service Charge: As and when required

Council Tax Band: C

Tenure: Leasehold

Lease Years Remaining: 121

Ground Rent: £1 per year

Service Charge: £ per year

This property offers the best of coastal and community living. Just a short walk from the award-winning sandy beach and its scenic promenade, you'll enjoy easy access to Southbourne's high street with its independent shops, cafes, and restaurants along Southbourne Grove. Local attractions include Hengistbury Head's nature reserve and breath taking coastal views. Transport connections are excellent, with Pokesdown train station close by and Bournemouth train station offering direct routes to London, making commuting or city trips highly convenient. Frequent bus services also link you to the surrounding areas.



lounge 3.jpg



Lounge 4.jpg



Lounge.jpg



kitchen diner  
2.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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