



£180,000 Offers In Excess Of

Irving Road, Southbourne

Flat | 1 Bedroom | 1 Bathroom

01202 289000

DANEHURST  
ESTATE AGENTS

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# Step Inside

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## Property Description

\*\* Guide Price £180,000 - £190,000 \*\*

SHARE OF FREEHOLD, offered vacant with no onward chain, and forming one of just six apartments within the building.

A well presented first floor one bedroom apartment, situated at the top of Irving Road, just a short walk from Southbourne's vibrant high street and within easy, level walking distance of the beach.

Southbourne Grove offers a wide range of independent shops, cafés, bars and restaurants, while the nearby cliff top provides access down to the beach below. The location is further complemented by regular bus routes offering convenient links to both Christchurch and Bournemouth.

The apartment is approached via well maintained communal gardens, leading to a secure communal entrance. Stairs rise to the first floor where the private front door opens into a central hallway, immediately showcasing the property's high ceilings and sense of space. The entrance hall also benefits from a loft hatch, providing useful storage, with potential for another room subject to the necessary planning permission and building regulations approval.

The lounge diner is a particular feature of the apartment, benefiting from high ceilings and an abundance of natural light from attractive triple aspect windows. The room offers ample space for both seating and dining furniture.

The kitchen is fitted with a range of units providing good cupboard storage and working surfaces, together with an integrated hob and oven and a stainless steel sink.

The double bedroom is generously proportioned and continues the sense of space created by the high ceilings. There is modern bathroom, which is fitted with a panelled bath with shower over, wash hand basin and WC.

Further benefits include gas central heating, double glazing and an allocated parking space.

An excellent opportunity to acquire a bright and well located apartment in one of Southbourne's most popular residential areas.

Maintenance: £1,200 pa Council Tax Band: B EPC Rating: C

## Main Particulars

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Tenure: Leasehold with Share of freehold

Lease Years Remaining: 164

Ground Rent: £ per year

Service Charge: £1200 per year

First floor flat



Lounge

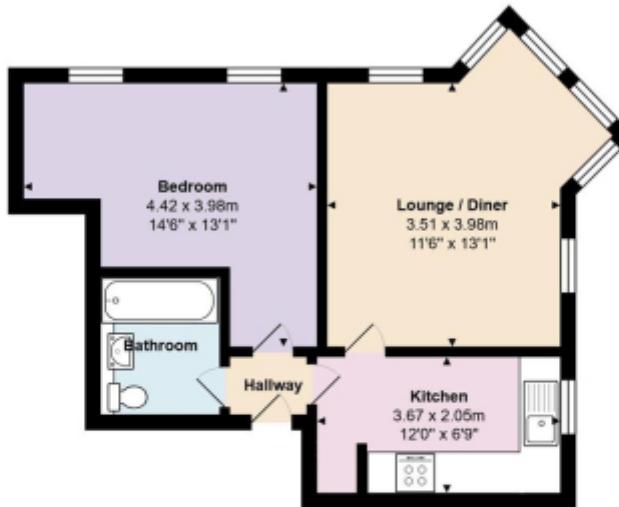


Lounge



Lounge





Total Area: 42.3 m<sup>2</sup> ... 456 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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 © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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