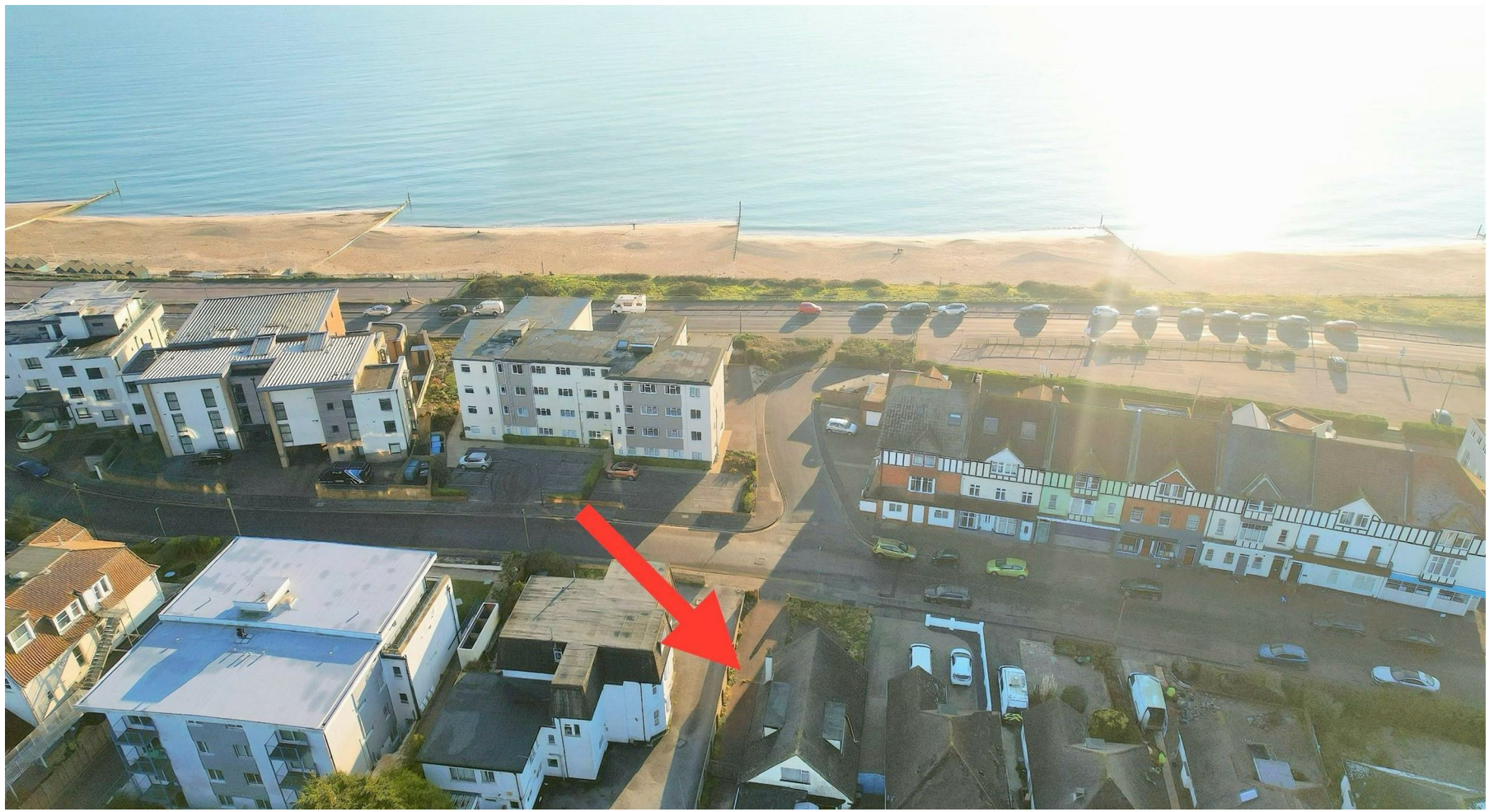
DANEHURST

ESTATE AGENTS



ST. CATHERINES ROAD, BOURNEMOUTH, BH6 4AA

Guide Price £450,000

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01202 289000

** CASH BUYERS ONLY **

** STRUCTUAL ISSUES **

A fantastic redevelopment opportunity awaits on Southbourne Overcliff, just a minute's walk from the beach. 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

- 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

Location

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.

Ground Floor

First Floor

N E S W

Total Area: 177.5 m² ... 1910 ft²

All measurements are approximate and for display purposes only

www.yourhomezone.co.uk

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