



Estate Agents



Auctioneers

# Southbourne Overcliff Drive, Southbourne, Bournemouth, BH6 3NL

## £1,695,000 – Freehold

**Stunning Sea Views | Block of Three Separate Luxury Apartments | 2725 sq ft of Accommodation**  
**Ground Floor 3 Bedroom Flat | First Floor 3 Bedroom Flat with Terrace | Second Floor One Bedroom Flat with Terrace**  
**Ideal Investments for Rental or Holiday Lettings | Parking | Freehold Title | No Chain**

An extremely rare opportunity to purchase a block of three separate apartments; ideally located on the front line of Southbourne's popular seafront and enjoying stunning panoramic sea views across Hengistbury Head and to the Isle of Wight in the east and Bournemouth bay, the Purbecks and Old Harry Rocks to the west. The property is situated within a short walk of Southbourne's popular shopping parade at Southbourne Grove with its array of independent shops, bars, coffee shops and restaurants. The entire property spans over 2725 sq ft of accommodation - Viewing essential.

The accommodation comprises:-

Ground Floor, three bedroom apartment - 1012 sq ft

Spacious ground floor flat with 19' reception room, three double bedrooms, family bathroom plus second w/c and a modern kitchen/breakfast room.

First Floor: Two bedroom, two bathroom apartment with Terrace - 1004 sqft.

Featuring stunning open-plan living accommodation with bi folding doors leading to the sun terrace to maximise the panoramic views, 22' x 21' reception room with open-plan kitchen, master bedroom with dressing room and en-suite, second bedroom with en-suite, stunning decked terrace.

Second Floor: One bedroom Apartment with Terrace - 710 sqft.

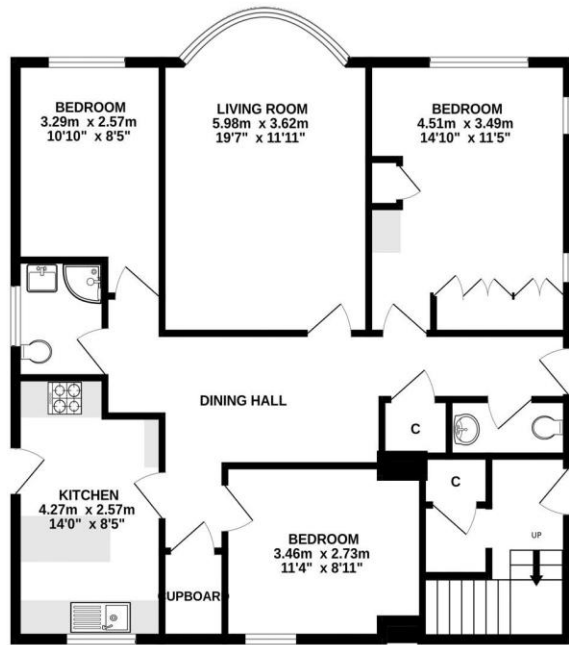
Impressive 24' x 22' open-plan living space with large glass doors to maximise the panoramic sea views. Double bedroom, bathroom, sun terrace

Frontage: Parking for 4 cars to the front. The rear garden is approx. 25' in length - low maintenance.

AGENTS NOTE: The ground floor unit is currently run as a holiday let. For income figures and further details please contact us.



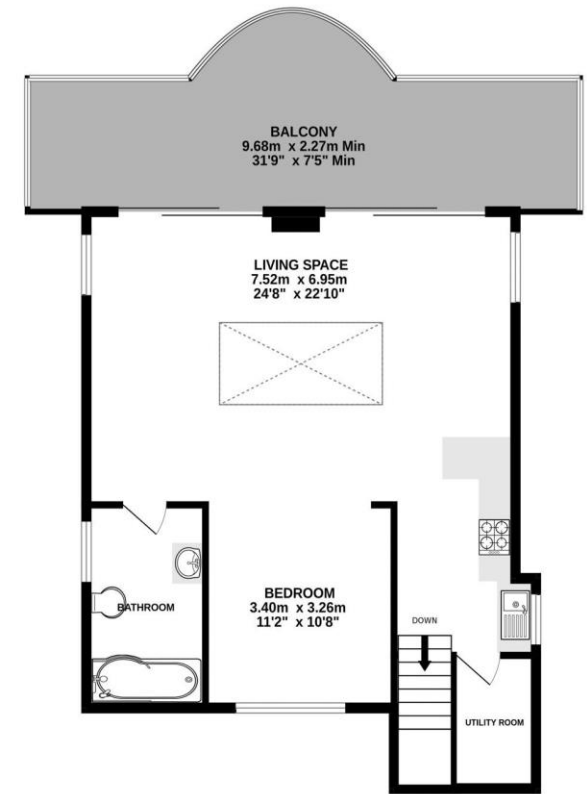




GROUND FLOOR  
94.0 sq.m. (1012 sq.ft.) approx.



1ST FLOOR  
93.3 sq.m. (1004 sq.ft.) approx.



2ND FLOOR  
65.9 sq.m. (710 sq.ft.) approx.

TOTAL FLOOR AREA : 253.2 sq.m. (2725 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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