



Estate Agents



Auctioneers

Alexandra Road, Southbourne, Bournemouth, BH6 5JA

£350,000 – Leasehold

Beautifully Presented Four Bedroom Split-Level Maisonette

**Communal Ground Floor Entrance Lobby | Private Front door & Stairs to First Floor Landing | 17' Lounge | Kitchen/Diner
Three First Floor Bedrooms | Family Bathroom | Second Floor Master Bedroom with En-Suite Bathroom | Private Rear Garden**

An extremely well presented four bedroom split-level maisonette ideally located just 500 yards from Southbourne Grove with its array of shops, coffee shops & restaurants, and the award winning sandy beaches are just beyond. This characterful property enjoys benefits including gas central heating, double glazing, a long lease - and pets are also allowed! Viewing is highly recommended.

Upon entering the property you are greeted by an entrance hallway with stairs leading to the first floor. At the front of the property the large reception room benefits from a bay window offering lots of natural light; the modern kitchen/diner has a range of units in a neutral-grey shade with built-in oven, hob and extractor hood and integrated dishwasher & washing machine, there is also a very useful additional built in storage cupboard. There are two double bedrooms and a single bedroom on this floor, along with a stylish modern bathroom having tiled walls.

The second floor has been tastefully converted by the current owners to provide an impressive master suite with sky-light and enough space for a desk - which is perfect for working from home; there is also a modern en-suite bathroom with freestanding bath, basin and toilet.

Outside, the private rear garden is accessed via a side gate - mainly laid to lawn and enclosed by wooden fencing.

Lease: Approx. 943 Years remaining
Ground Rent: Nil
EPC Rating: 74 | C

Service Charge: Shared – as and when required
Council Tax Band: B

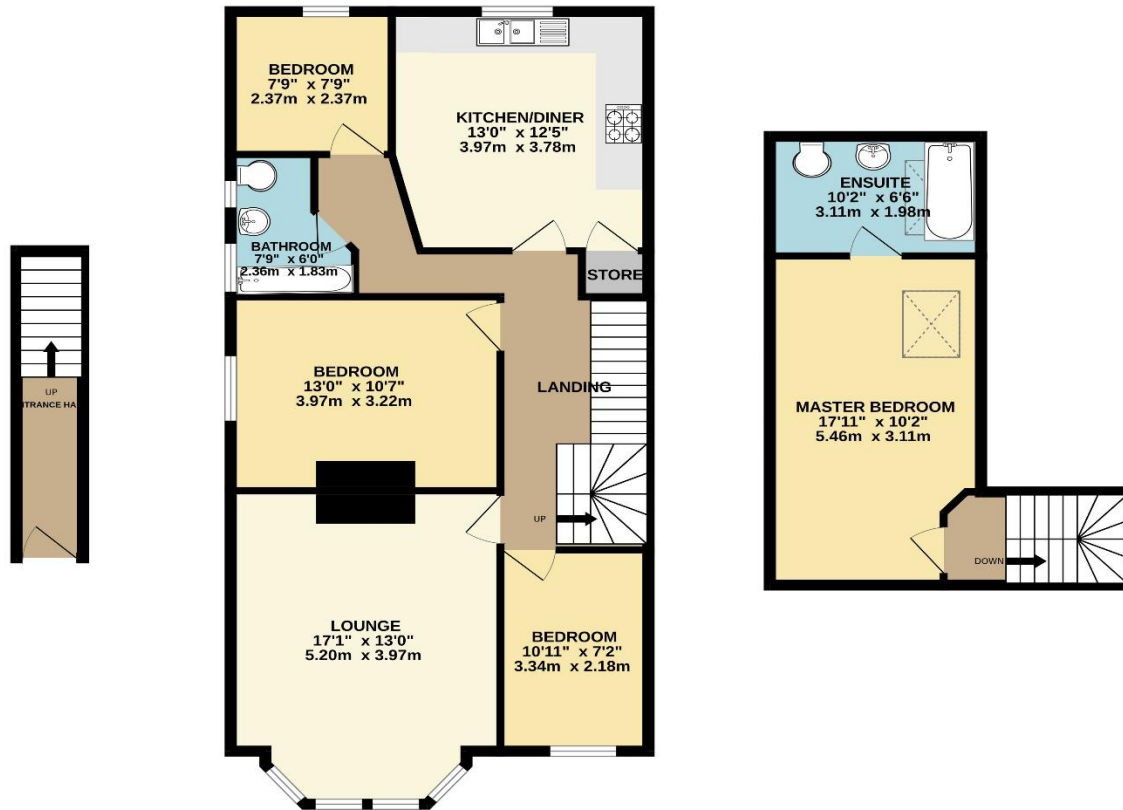




ENTRANCE HALL
6'6" x 6'6" (2.0m x 2.0m)

TOO BEDROOM
8'2" x 7" (2.5m x 2.1m)

TOO BED ROOM
8'2" x 7" (2.5m x 2.1m)



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) 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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