

Slades

A very well presented one double bedroom apartment set in modern purpose built development twixt Southbourne Grove and local clifftops offered for sale with no onward chain.

**Pinecliffe Avenue,
Southbourne, Bournemouth, Dorset BH6 3PD**



PRICE: £165,000

Viewing: By appointment only via Slades Estate Agents.
51 Southbourne Grove, Southbourne, Bournemouth BH6 3QT
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Direction Note: From Southbourne Grove turn into Grand Avenue. Take the 2nd turning on the left into Pine Avenue and then take the 2nd right into Stourcliffe Avenue. Pinecliffe Avenue is the first turning on the right hand side.

Constructed in 2014, this contemporary purpose built development of 10 apartments is set just a few hundred yards from both Southbourne Grove with its array of shops, bars, bistros and cafes and local clifftops with their renowned 7 miles of blue flag sandy beaches.

The subject apartment can be found on the first floor, benefitting from an easterly aspect plus modern fixtures and fittings throughout. The apartment is currently let, achieving £675pcm making it both an ideal rental investment, 2nd home or permanent home for anyone looking to live by the sea.

The open-plan kitchen/lounge/diner is located to the front of the building, enjoying an easterly aspect catching the morning and early afternoon sun. The kitchen is fitted with a modern and matching range of white eye level and base units with under unit lighting located above and below the Quartz effect work surfaces. There are a range of built in appliances to include an electric oven, gas hob with extractor hood above, Fridge/freezer and washing machine. There is a UPVC double glazed obscured window to the side aspect and a stainless steel sink.

The lounge benefits from a lovely big UPVC double glazed box bay window to the front aspect, laminate flooring and space for a medium sized sofa and small dining table. There are numerous power outlets to include power, telephone and television points and the decor is neutral to suit all tastes.

The bedroom is again set at the front of the building and is large enough for a double bed and a double/triple wardrobe. The room again benefits from laminate flooring and neutral decor.

The fully tiled bathroom is fitted with a modern three piece white suite to include a panel enclosed bath with wall mounted shower attachment, low level flush WC with push flush and a vanity wash hand basin.

The apartment is fully double glazed, has gas fired central heating via a gas combination boiler and parking on an as and when basis to the front of the development.

Approximate room sizes are as follows:

OPEN PLAN KITCHEN/LOUNGE: 15'9 into bay x 13'4 max (4.8m into bay x 4.06m max)

BEDROOM: 10'4 x 9'0 (3.15m x 2.74m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	