

55B Herberton Road,
Southbourne, Dorset, BH6 5HY



Winkworth

“A bright and spacious immaculately presented two double bedroom first floor apartment”

Asking Price £235,000

Leasehold

A bright and spacious immaculately presented two double bedroom first floor apartment situated in a popular residential road, within easy reach of Southbourne Grove and award winning beaches.

As you enter the property via a shared porch you have the front door with an area for shoes, coats and storage with stairs leading to the first floor.

The bright landing area has a large window allowing ample natural light and provides access to all of the rooms. There is also access to the loft space, which has been boarded and has a loft ladder.

The lounge/diner is a generous size with lots of characteristic features including the picture rail, feature recess arch and large bay window overlooking the front of the property.

The kitchen/breakfast room is modern fitted with a range of base and eye level kitchen units with work surface over. There is a range of integral domestic appliances to include a washing machine, fridge/freezer, oven and hob with extractor fan over. A Valliant combi-boiler is also in one of the kitchen cupboards.

The main bedroom is spacious and has plenty of room for a king size bed, freestanding wardrobes and further bedroom furniture. There is a large window overlooking the rear of the property providing a leafy aspect.

The second bedroom could be set up as a double room, but currently has a single bed and office set up.

The bathroom comprises a white suite to include a wash hand basin with storage cupboard below, there is a bath with shower over and glass shower screen.

Next door to the bathroom is a separate W/C with a window.

Maintenance: As & when – split 50/50.

Lease: Approx. 142 years remaining

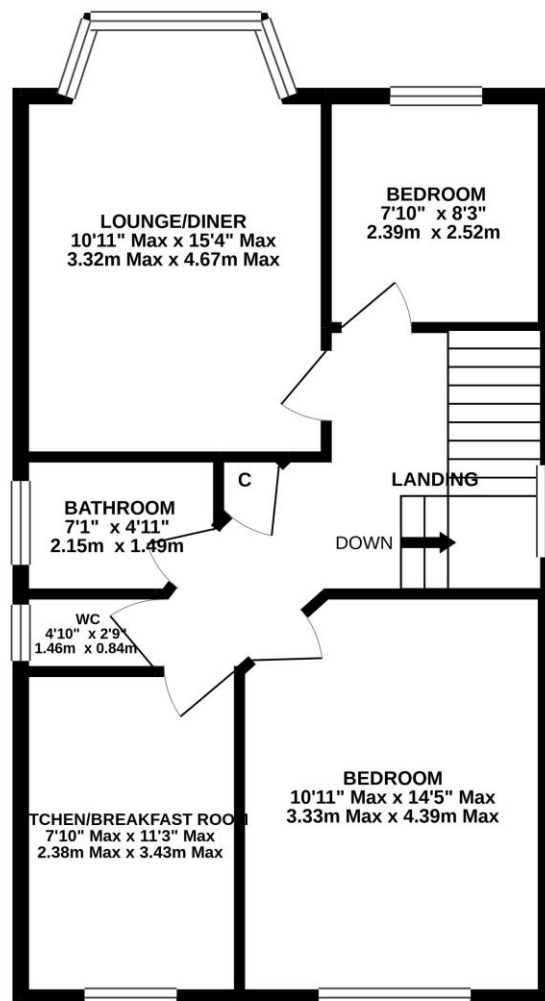
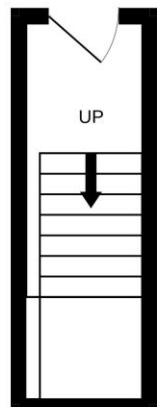
Council Tax Band: B

EPC Rating: E



GROUND FLOOR
64 sq.ft. (6.0 sq.m.) approx.

FIRST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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.
Made with Metropix ©2020

AGENTS NOTE: The heating system, mains and appliances have not been tested by Winkworth Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

29 Southbourne Road, Bournemouth, Dorset, BH6 3QT Tel: 01202 434365 Email: southbourne@winkworth.co.uk

www.winkworth.co.uk



At a Glance

First Floor Apartment
Two Double Bedrooms
Large Lounge/Diner
Contemporary Kitchen/Breakfast Room
Modern Bathroom
Separate WC
Long Lease
Gas Central Heating
Ideally Positioned in Popular Residential Road
Ideal First Time Purchase or Investment

Location

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and all year round walks with stunning views out to the Purbecks and over to Hengistbury Head. Southbourne also sits in an excellent school catchment area for all age ranges. There are main line train stations at both Bournemouth and Pokesdown which provide a direct link to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) and Southampton International Airport (33 miles) offers a varied schedule of flights to a number of European destinations.

