



FLAT 1
38 & 38A CRABTON
CLOSE ROAD
BOURNEMOUTH
BH5 1HN

FLAT & BUNGALOW
GUIDE PRICE
£400,000 - £415,000

“A unique opportunity
to purchase a
character, two
double bedroom,
ground floor flat with a
one bedroom freehold
detached bungalow,
ideal for multi
generational families
or home and income
just 450 metres to
Southbourne cliff tops”

Winkworth

for every step...

GUIDE PRICE £400,000 - £415,000
Flat 1
Two Bedrooms
Two Bathrooms
Open Plan Kitchen / Lounge / Dining Room
Off Road Parking
450 Metres To Southbourne Cliff Tops
Studio Bungalow (refurbished in 2025)
Open Plan Living & Sleeping Area With En-Suite

FOR THE FLAT: EPC: C | COUNCIL TAX: B | SHARE OF FREEHOLD 978 YEARS REMAINING | MAINTENANCE £960 P/A | GROUND RENT N/A | PETS BY CONSENT NO HOLIDAY LETS PERMITTED.

FOR THE FREEHOLD BUNGALOW: COUNCIL TAX: A





Why Crabton Close Road?

Crabton Close is conveniently located 450 metres to Southbourne cliff tops where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag and find miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side restaurants and caf  s to take in along the way.

Boscombe high street is 700 metres away enjoying a variety of restaurants and bars. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life with the O2 Academy hosting a wide range of local, national, and international artists.

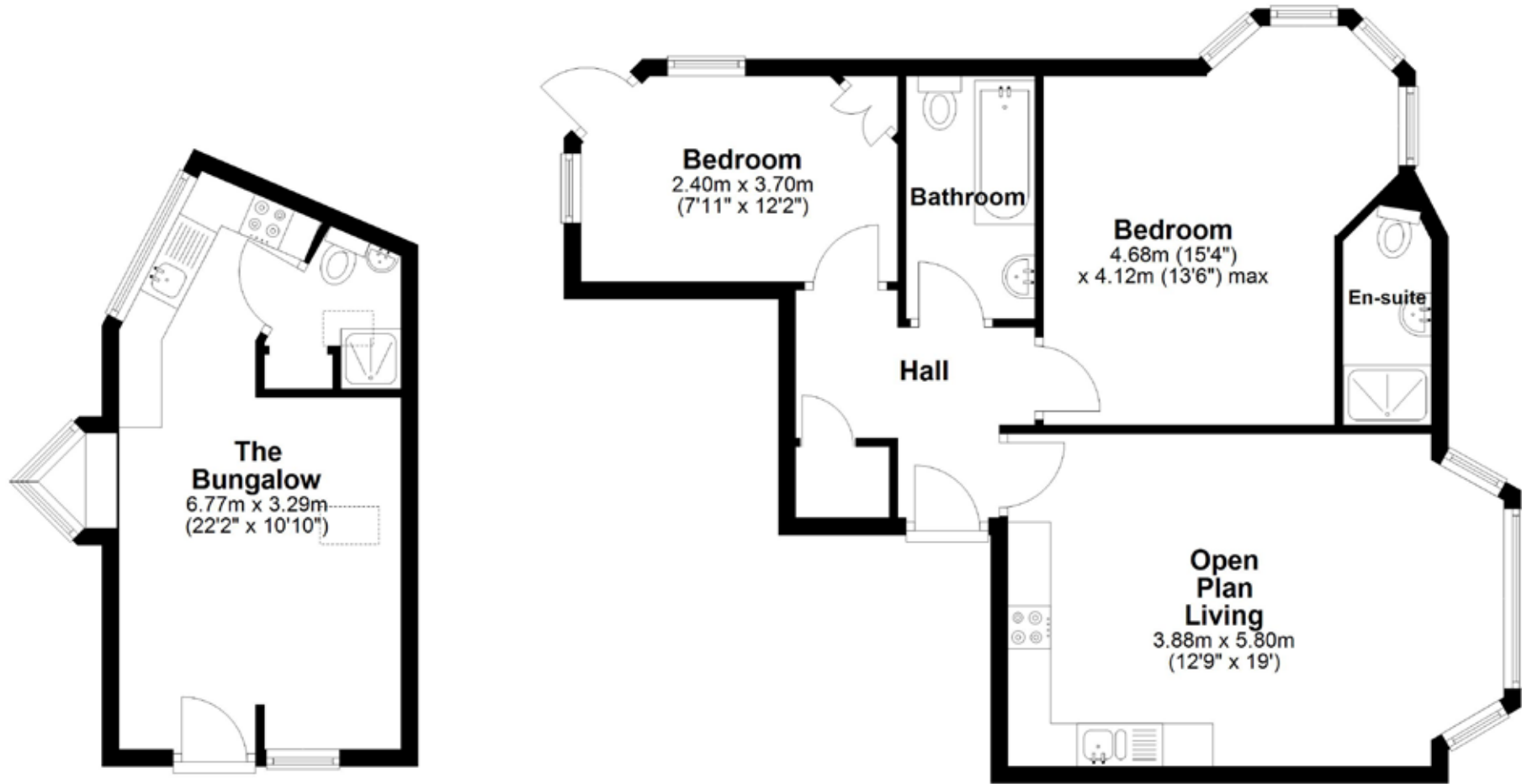
This two double bedroom, ground floor flat is immaculately presented throughout. The open plan kitchen / lounge / dining room enjoys a feature bay window which floods the room with natural light. The kitchen area is fitted with modern cabinets and integrated appliances with counter tops and flooring to complement. Both bedrooms are double in size with the primary benefiting from an en-suite shower room. The family bathroom has a bath with over head shower and screen, wash hand basin and wc.

Outside, with its own sitting area, is the detached freehold studio bungalow. This was refurbished last year to include a new boiler, flooring and kitchen. It offers a good return (£750pm) but is now being used as a guest house with 5* rated AirBnB though the summer. To the front of the property, there is off road allocated parking for the flat.



Ground Floor Flat

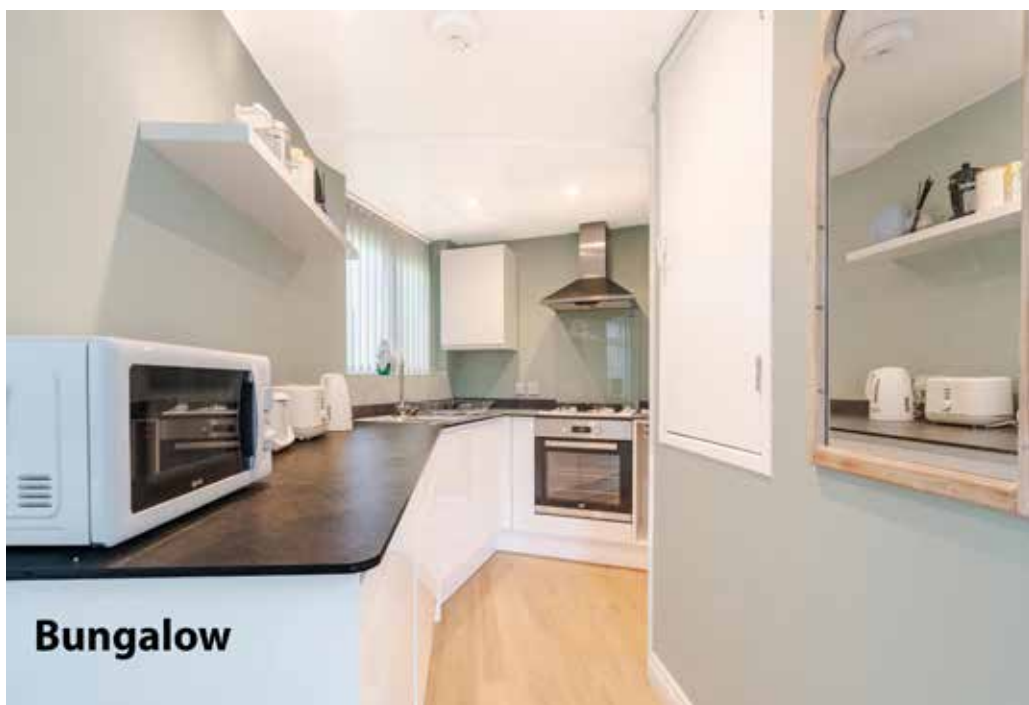
Approx. 82.0 sq. metres (883.0 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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