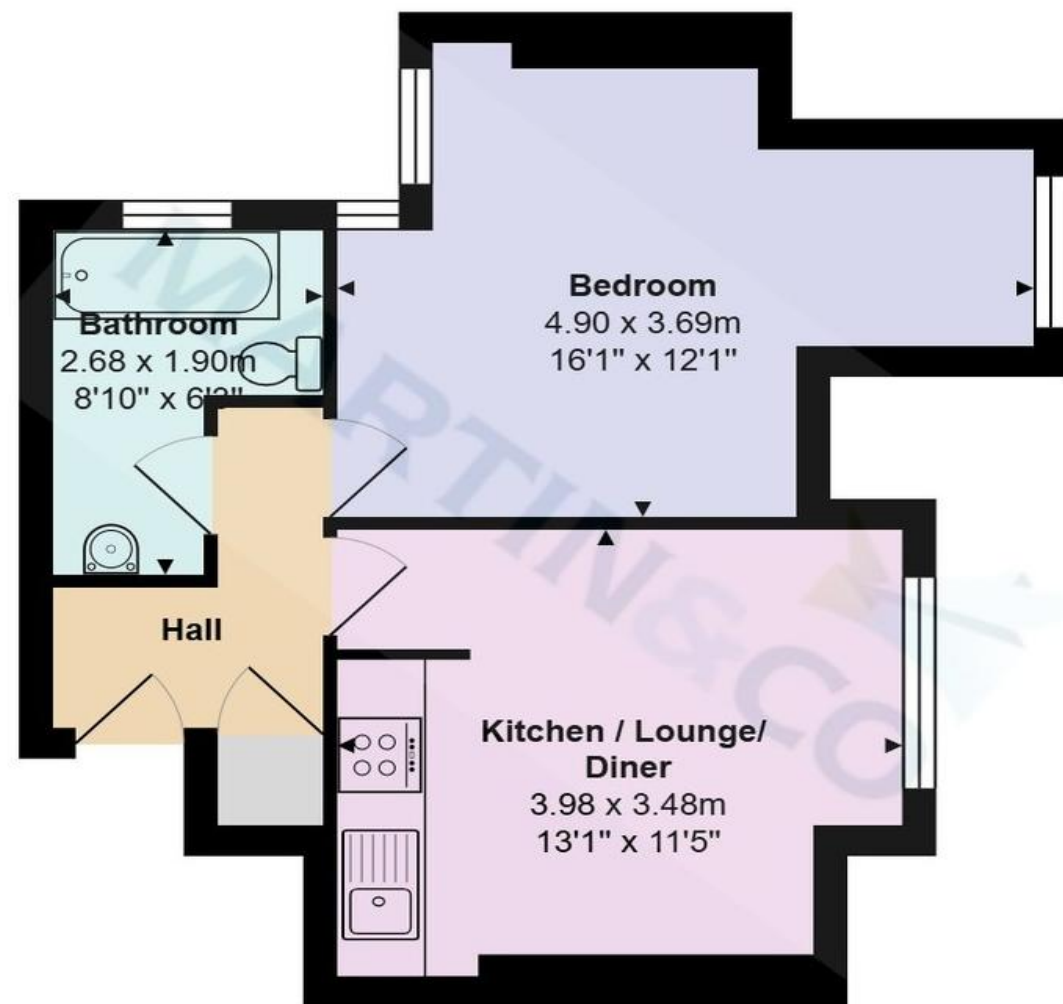


Property Location Bournemouth, Boscombe Spa



Total Area: 35.1 m² ... 377 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Sea Road, Bournemouth

Offers Over £120,000



MARTIN&CO

Key features:

- Close to the Seafront
- Boscombe Spa
- 156 Year Lease
- Double Bedroom
- Ideal Buy-To-Let
- Or First-Time Buyer
- No Forward Chain
- Front Parking Space
- Dual Aspect Windows
- Gas Central Heating
- Character Features



Why you'll like it

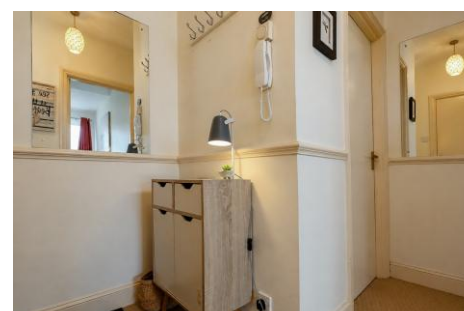
Positioned on the sought-after Sea Road in Boscombe Spa, the property presents an excellent opportunity to acquire a well-proportioned one-bedroom apartment with a front car park space, just moments from Bournemouth's award-winning coastline. Situated within a characterful period building, the property combines practical living space with an enviable seaside location, making it an ideal first-time purchase, holiday home, investment property, or coastal retreat. Admirals Court is a period conversion comprising seven apartments in a highly desirable residential setting close to the beach, local amenities and transport links. Entering the apartment, a welcoming hallway provides access to all principal rooms and offers useful space for coats, shoes and storage. The heart of the home is the bright open-plan kitchen and living area. The room is thoughtfully arranged to provide distinct cooking, dining and relaxation zones, while large windows allow natural light to flood the space. The fitted kitchen offers ample worktop and cupboard space, creating a practical environment for everyday living and entertaining. The generous double bedroom provides a comfortable and versatile space with room for a double bed, wardrobes and additional furnishings. Featuring dual aspect windows and character features from the eaves, the room creates a calm and airy atmosphere, making it an inviting place to unwind. The bathroom is fitted with a bath and shower arrangement, WC and wash hand basin, offering a functional and well-designed layout for daily use. One of the property's standout features

is its exceptional coastal position. Sea Road enjoys a prime location within easy reach of Boscombe's vibrant high street, cafés, shops and transport connections. The flat is approximately a five-minute walk from Boscombe Beach and the popular Boscombe Pier, allowing residents to enjoy miles of sandy beaches, coastal walks and water sports right on their doorstep.

Agent's Notes:

Tenure: Share of Freehold
Lease: 156 Years Remaining
Ground Rent: £ Nil
Service Charge: £1,500
Council Tax: Band: A
Holiday Lets - Not Permitted
Pets - Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	70 C
39-54	E		
21-38	F		
1-20	G		