



£340,000

18 Burnaby Road, Bournemouth, BH4 8JF



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Nestled on Burnaby Road in the charming coastal town of Bournemouth, this delightful ground floor flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, including an ensuite bathroom to the master, this property is ideal for couples, small families, or those seeking a serene retreat by the sea.

The flat features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The well-appointed kitchen is designed for practicality, making meal preparation a pleasure. Additionally, the property boasts a second bathroom, ensuring ample facilities for residents and guests alike.

One of the standout features of this flat is the private rear garden, a lovely outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family. The allocated off-road parking adds to the convenience, making it easy to come and go without the hassle of searching for a space.

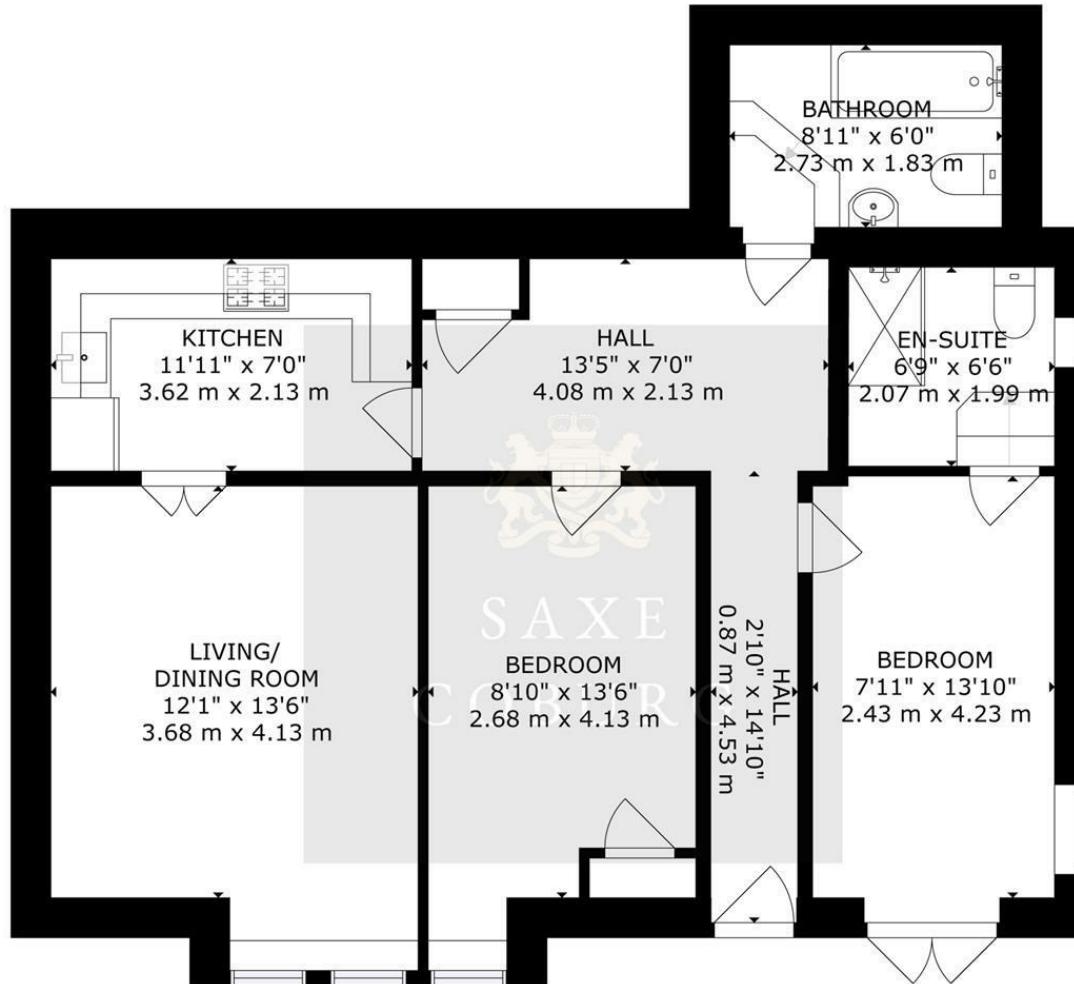
Location is key, and this property does not disappoint. Just a short 485-metre stroll will take you to the beautiful Alum Chine Beach, where you can enjoy the sun, sand, and sea. The surrounding area offers a variety of local amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

In summary, this ground floor flat on Burnaby Road presents an excellent opportunity for those looking to embrace the coastal lifestyle in Bournemouth. With its appealing features and prime location, it is a property not to be missed.



FEATURES & SPECIFICATIONS

- Two spacious double bedrooms
- Ground floor flat
- Private rear garden
- Allocated off-road parking
- En-suite to master bedroom
- 485m walk to Alum Chine Beach
- Located on Burnaby Road
- Living room overlooking the private rear garden
- 2 modern bathrooms
- Ideal for beach lovers



GROSS INTERNAL AREA

TOTAL: 769 sq.ft, 71 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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