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23A LIVINGSTONE ROAD,

BOURNEMOUTH, DORSET, BH5 2AS



# LIVINGSTONE ROAD

- FULLY REFURBISHED GARDEN APARTMENT
- SHARE OF THE FREEHOLD
- NEWLY FITTED KITCHEN/BREAKFAST

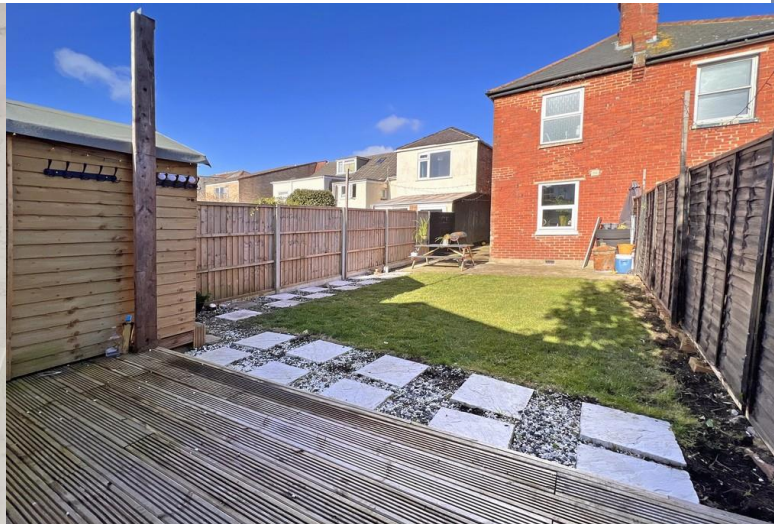
GUIDE PRICE £285,000 TO £300,000. Edwards are pleased to bring to the market this delightful two-bedroom ground floor apartment is perfectly situated just off the Southbourne High Street, with abundance of cafes, bars and bistros. In turn the Southbourne cliff top is within walking distance, with miles of beautiful beaches just below. The property itself has a private entrance at the front leading into the hallway where you will find there are two large bright and airy well decorated double bedrooms and shower room. To the rear of the property the main living accommodation offers a spacious lounge with open plan kitchen breakfast. The side door leads out to hard

- DOUBLE GLAZING THROUGHOUT
- SHOWER ROOM WITH DOUBLE SHOWER AND TWIN SINKS
- BEAUTIFUL SOUTHERLY ASPECT

standing area which follows round to the garden, where you will find a well-kept lawn and decking area. Garden also features sunny aspects, timber frame shed and side access to the front of the property.

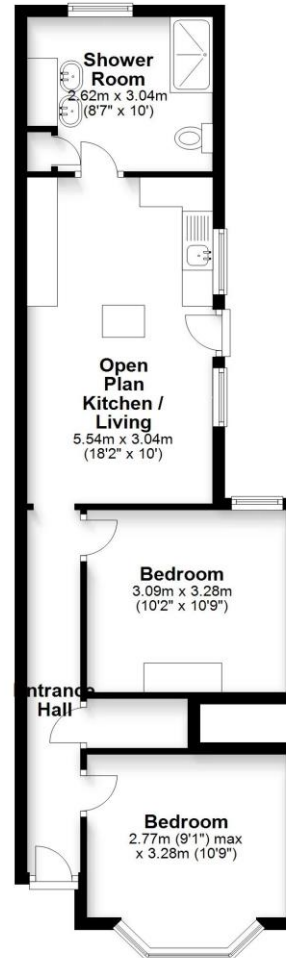
#### Location:

Situated in a central location for easy access to popular Southbourne Grove with associated shops, bars, bistros and cafes. Also, just minutes from Fisherman's Walk, a secluded wooded walk that leads from Southbourne to the cliff top and down to the award-winning beaches below.



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## Ground Floor



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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## Lower Parkstone Office

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