

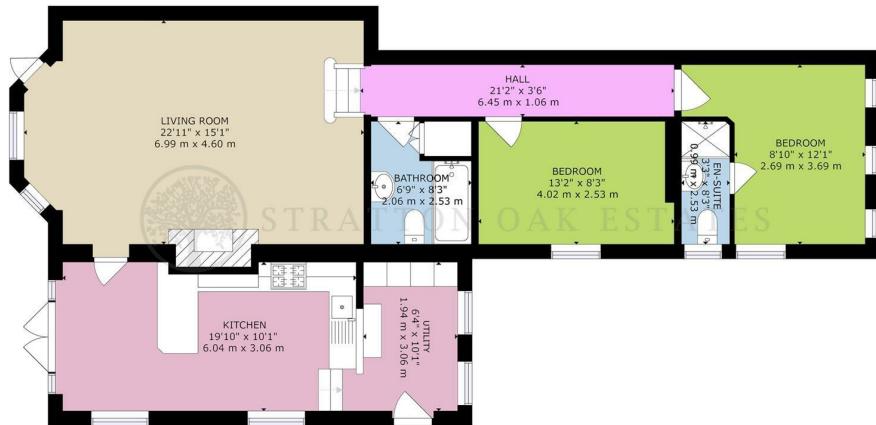


STRATTON OAK ESTATES



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31 Boscombe Spa Road, Bournemouth, BH5 1AS  
£395,000

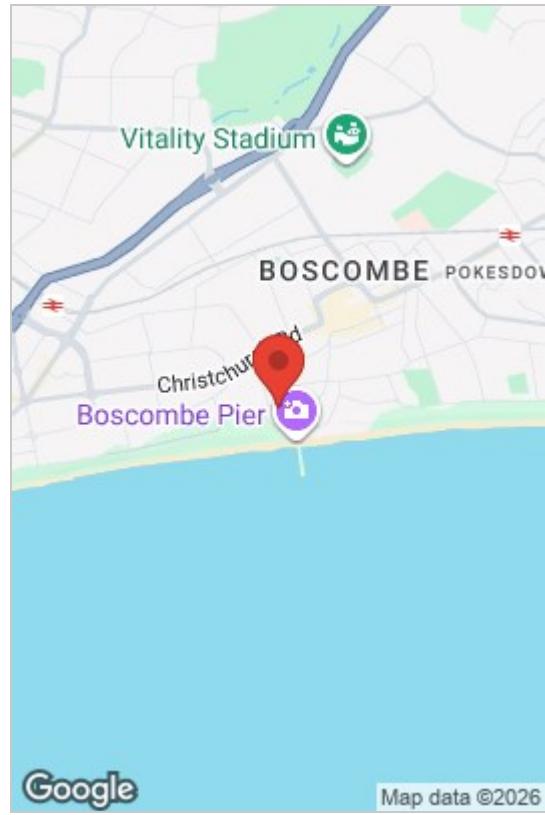


GROSS INTERNAL AREA  
TOTAL: 1037 sq.ft, 96 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



Google

Map data ©2026



- Prime coastal location with sea views
- Share of freehold with a well-maintained and managed building
- Bright living room with high ceilings, period detailing and a south-facing bay window
- Principal bedroom with en suite plus a further double bedroom and main bathroom
- Beautifully presented two-bedroom ground floor flat
- Private entrance and two allocated parking spaces
- Modern, fully integrated kitchen with breakfast bar and doors opening onto a patio area
- Turn-key condition throughout with no work required

A BEAUTIFULLY PRESENTED two-bedroom ground floor flat set in a prime coastal location with SEA VIEWS. The property features a bright living room with high ceilings, a modern fully integrated kitchen and doors opening onto a private patio. Further benefits include a private entrance, two allocated parking spaces and a share of freehold. Well maintained throughout and ready to move into, offering stylish and low-maintenance coastal living.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75	
(81-91)	B	63	
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.