

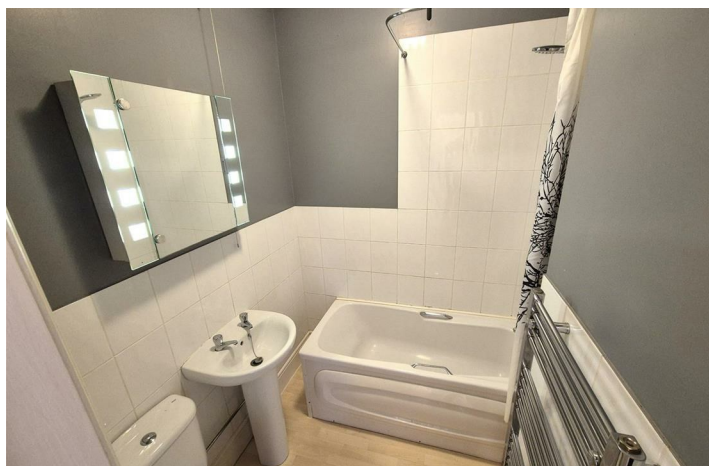


Sea View Road, Parkstone, Poole, BH12 3JU

**£179,950**

- Two Bedrooms
- Private Entrance
- Gas Central Heating
- Close To Amenities & Bus Routes
- Useful Loft Space
- First Floor Flat
- UPVC Double Glazing
- Share Of Freehold
- Allocated Off Road Parking
- No Forward Chain

OFFERS INVITED / TWO BEDROOM FIRST FLOOR FLAT WITH PRIVATE ENTRANCE / SHARE OF FREEHOLD AND ALLOCATED OFF ROAD PARKING >>> Greys Estate Agents are delighted to offer for sale this two bedroom first floor flat situated in Sea View Road in Parkstone, Poole. The property comprises: Private entrance, two bedrooms, lounge / dining room, kitchen and bathroom. Other benefits include UPVC double glazing, gas central heating, a useful utility area, small front garden and allocated off road parking.



### LOUNGE / DINING ROOM

17'3" x 10'4" max (5.263 x 3.163 max)

### KITCHEN

7'6" x 6'0" (2.291 x 1.843)

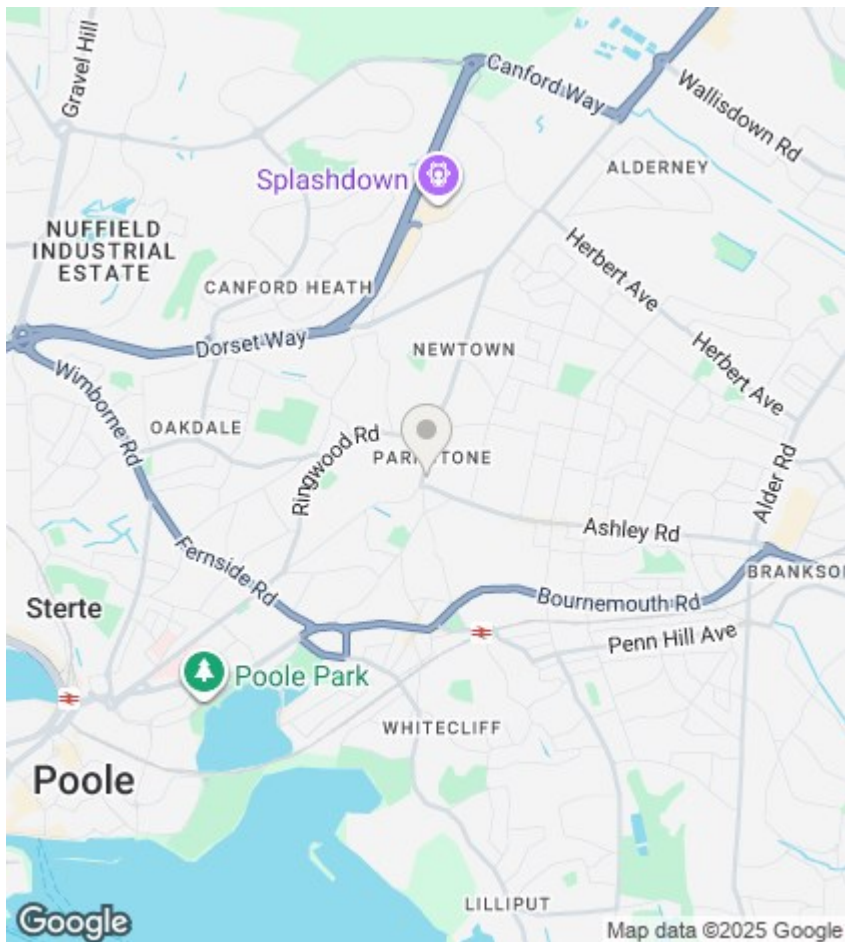
### BEDROOM ONE

9'11" x 9'11" (3.031 x 3.027)

### BEDROOM TWO

10'5" x 9'11" max (3.182 x 3.039 max)

### BATHROOM



EPC Rating:

C

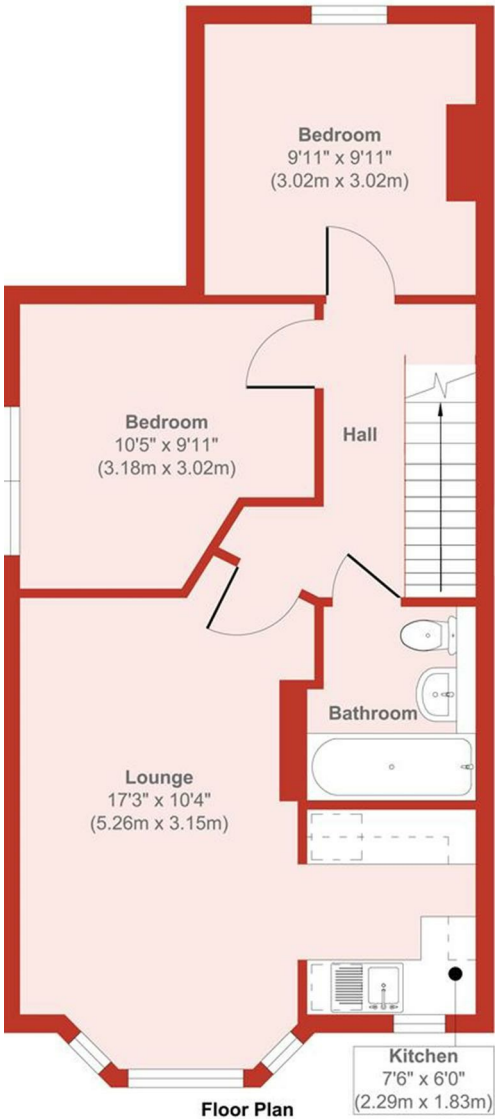
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.



Approx. Gross Internal Floor Area 546 sq. ft / 50.72 sq. m  
Produced by Elements Property