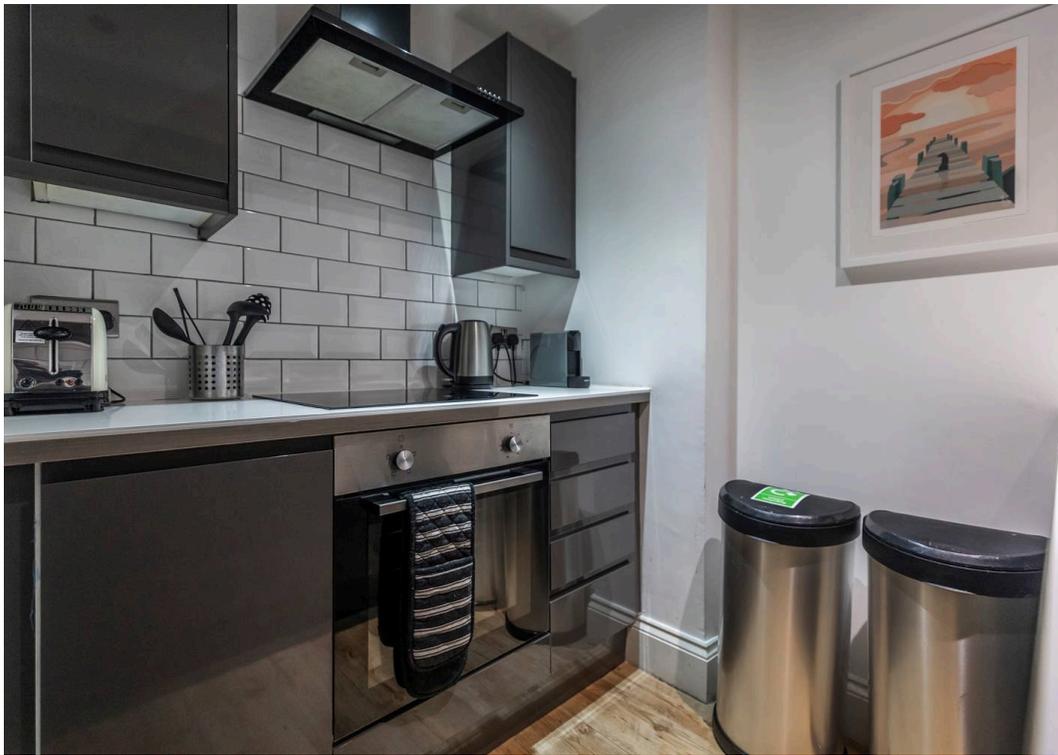


PS



Flat 2, 40 Tregonwell Road, Bournemouth - BH2 5NT

£299,950

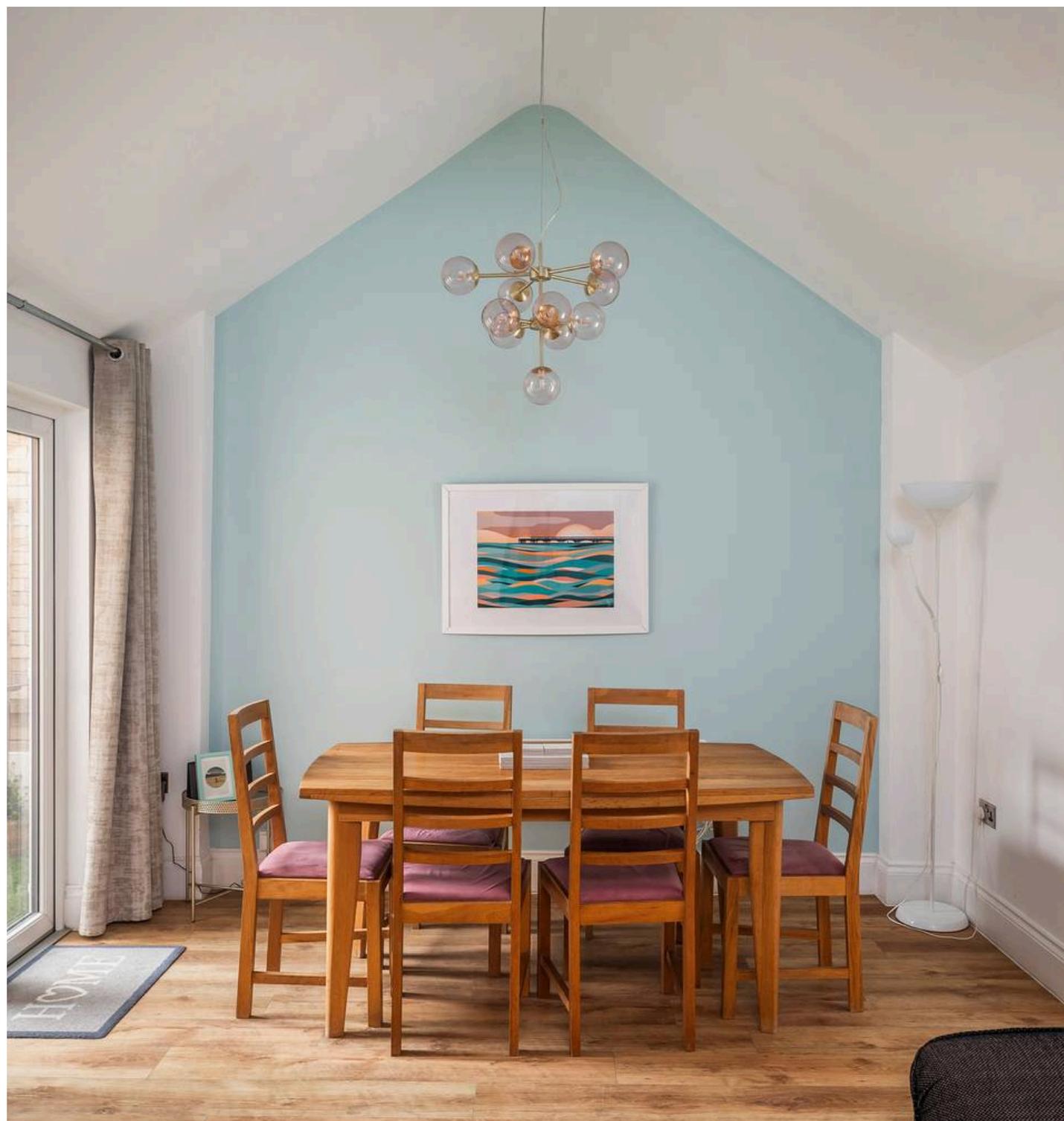


## Flat 2, 40 Tregonwell Road

Bournemouth

This charming two double bedroom holiday home is currently used as an Air B&B and can be acquired with the existing bookings for the summer.

- Currently used as an Air B&B (contents by separate negotiation)
- 350 Metres to Bournemouth Beach
- 2 Double bedrooms ground floor apartment
- Lounge / dining room with access onto garden terrace
- Private patio and separate garden
- Ensuite to main bedroom & separate bathroom
- Allocated parking space
- Pet friendly



The large living & dining room has direct access onto a private patio with faux grass and table and chairs for alfresco dining. The modern kitchen extends into the hallway housing the integrated fridge, washing machine and dishwasher. The main bedroom with ensuite shower leads on to a second spacious private patio area. The second double bedroom has a fitted wardrobe and use of the family bathroom opposite. To the front of the property is an allocated parking space. Offered with no forward chain, contents available to purchase by separate negotiation. A fab little 2 bedroom, 2 bathroom apartment with two private outdoor areas, minutes walk from Bournemouth Beach.

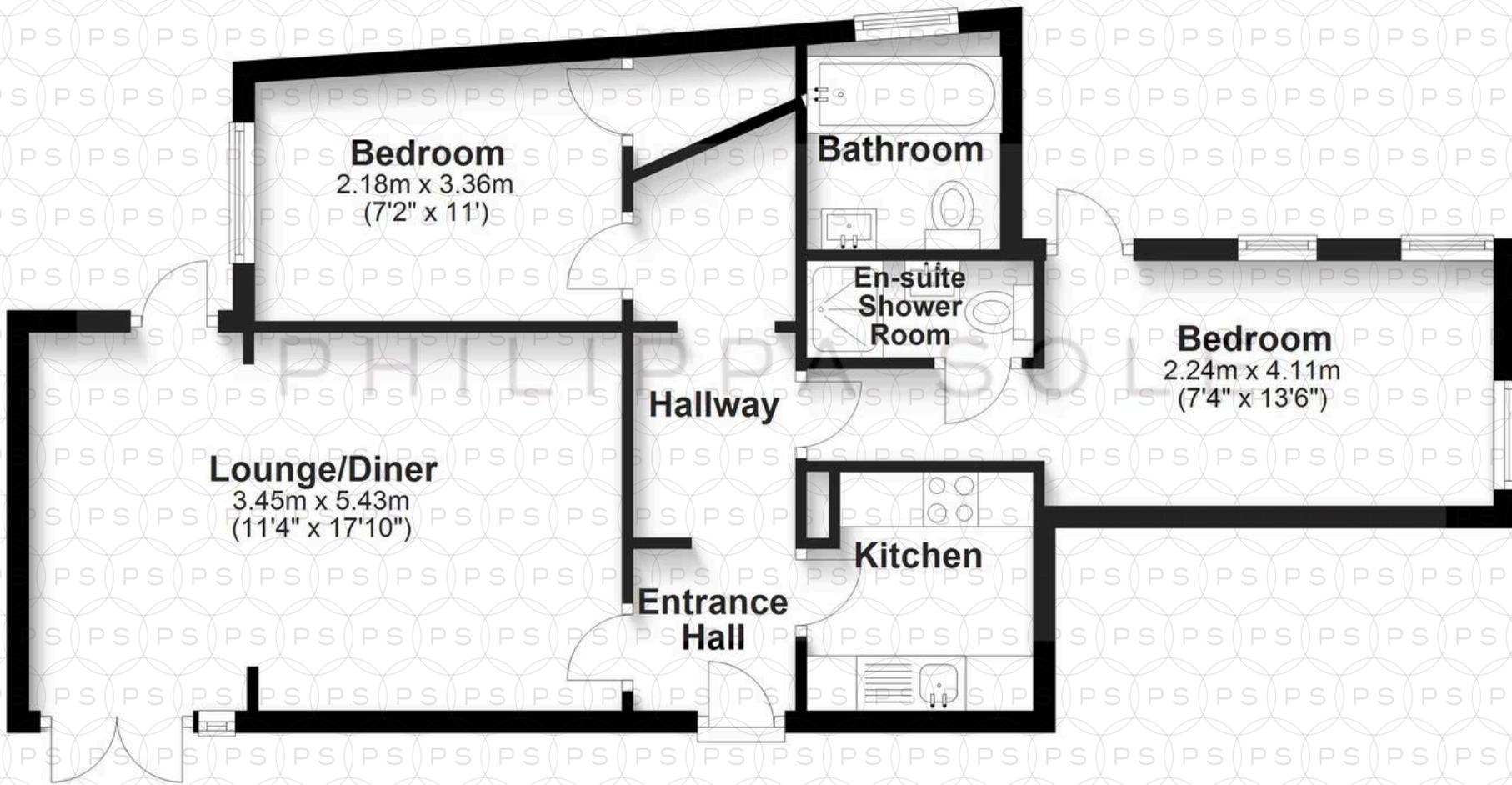
#### LOCATION:

Located in a central position just 350 metres from Bournemouth Promenade and town centre with its extensive leisure facilities, miles of sandy beaches, restaurants, bars and theatre. Bournemouth International Centre (The BIC) hosts globally renowned acts and shows, whilst BH1 multiplex centre boasts a state of the art cinema, a choice of eateries and leisure activity.



## Ground Floor

Approx. 58.3 sq. metres (628.1 sq. feet)



Total area: approx. 58.3 sq. metres (628.1 sq. feet)

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.



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.