



FLAT 47 THE REEF  
16 BOSCOMBE SPA  
ROAD  
BH5 1AY

LEASEHOLD  
GUIDE PRICE  
£650,000-£675,000

“A three double  
bedroom, penthouse  
apartment with  
panoramic sea views,  
less than 400 meters to  
Boscombe Pier”

**Winkworth**

for every step...

GUIDE PRICE £650,000 - £675,000

Three Double Bedrooms  
Open-plan Kitchen / Lounge / Dining Room  
Spacious Balcony  
Panoramic Sea Views  
Two Bathrooms  
Off Road Parking  
Less Than 400 Meters to Boscombe Pier

EPC: C | COUNCIL TAX: C | LEASEHOLD 103 YEARS REMAINING | MAINTENANCE £2600 P/A | GROUND RENT £250 P/A | PETS PERMITTED | NO HOLIDAY LETS  
01202 434365  
southbourne@winkworth.co.uk







## Why The Reef?

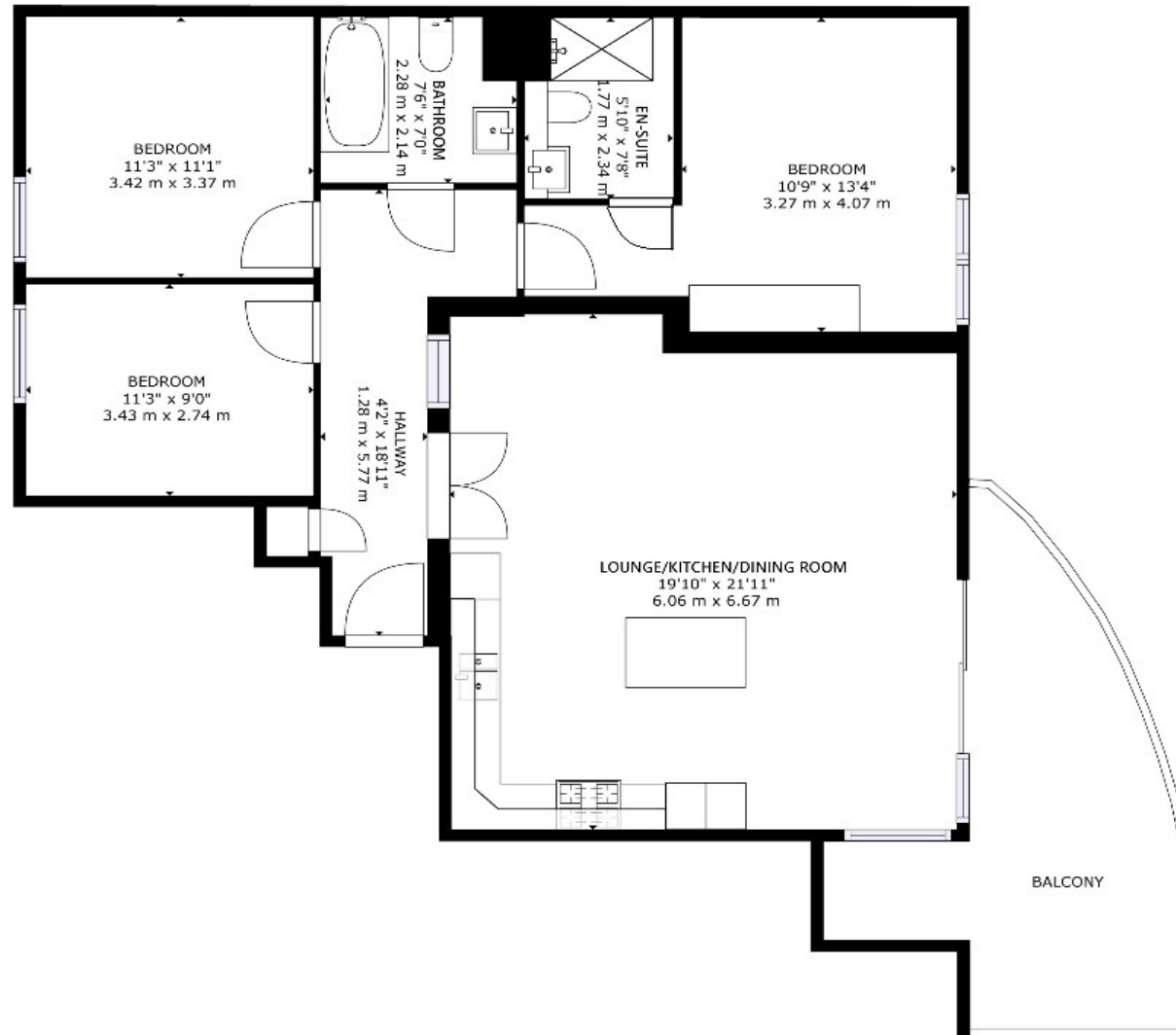
The Reef is ideally located just 400 meters to Boscombe Pier where you can enjoy panoramic sea views from the Isle of Wight to Old Harry Rocks. There are a number of water sports available and miles of golden sandy beach stretching along a promenade from Hengistbury Head to Sandbanks with a range of beach side restaurants, bars and cafés to take in along the way. Boscombe high street is less than a mile away. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach front Chine Gardens has paths winding around flower beds and a mini-golf course.

This penthouse apartment enjoys an open plan kitchen / lounge / dining room. The kitchen area is well equipped with a range of modern cabinets, integrated appliances and breakfast bar seating for two. Large patio doors flood the room with natural light and provide direct access to the expansive balcony where you can admire the views.

The primary bedroom benefits from an en-suite shower room and floor to ceiling windows providing sea views. The remaining bedrooms are serviced by the family bathroom which includes a bath with over head shower and screen, wash hand basin and wc complemented with stylish wall and floor tiles.

The property is conveyed with secure underground parking.





GROSS INTERNAL AREA  
 FLOOR 1: 1055 sq. ft, 98 m<sup>2</sup>, EXCLUDED AREAS:  
 BALCONY: 178 sq. ft, 17 m<sup>2</sup>  
 TOTAL: 1055 sq. ft, 98 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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