



FLAT 24 OCEAN HEIGHTS  
22 BOSCOMBE  
CLIFF ROAD  
BOURNEMOUTH

GUIDE PRICE  
£575,000-£600,000  
SHARE OF FREEHOLD

“A superbly presented  
three bedroom fifth  
floor apartment with  
panoramic sea views  
from the Isle Of Wight  
to Old Harry Rock”

**Winkworth**

for every step...

GUIDE PRICE- £575,000 - £600,000

Three Bedrooms  
Two Bathrooms  
Panoramic Sea Views  
Modern Kitchen  
Open Plan Lounge / Dining Room  
Fifth Floor Flat With Lift  
Secure Underground Parking  
Pets Permitted

EPC: C | COUNCIL TAX: E | SHARE OF FREEHOLD | SERVICE CHARGE  
£3140 P/A | GROUND RENT N/A | PETS BY CONSENT

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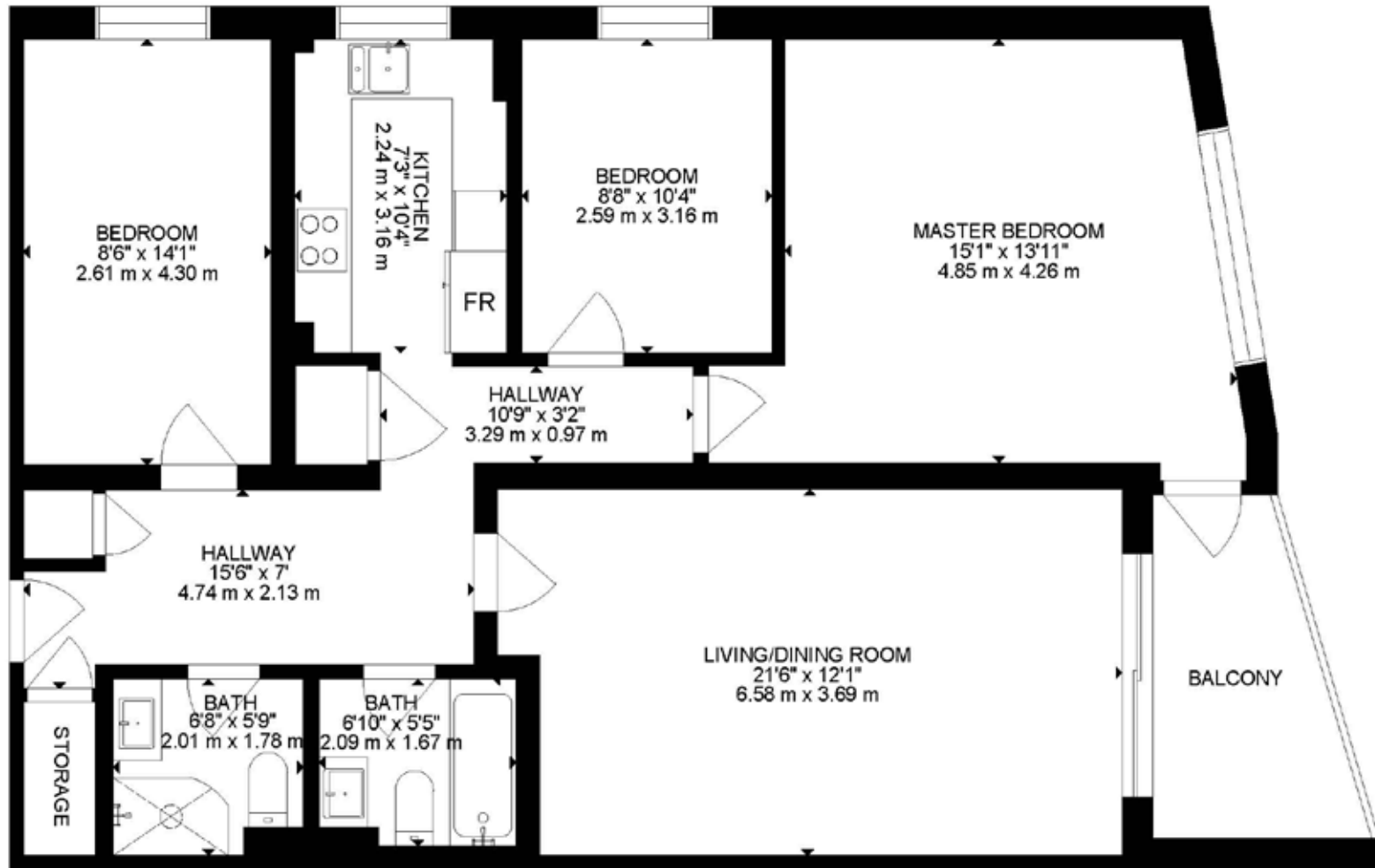
## Why Boscombe Cliff Road?

Boscombe Cliff Road is ideally situated running adjacent to Southbourne cliff tops where you can enjoy the panoramic sea views from the Isle of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafes, restaurants and bars to enjoy along the way. Boscombe high street is less than a mile away . It enjoys a variety of restaurants and bars. Diverse landmarks 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. Bus routes to Bournemouth and Southbourne are 30 metres away.

This fifth floor apartment is immaculately presented throughout having been fully refurbished by it's current owners. The spacious, open plan lounge/ dining room is flooded with natural light and enjoys triple bi fold doors that lead out to an enclosed balcony with 180 degree, uninterrupted, sea views. The kitchen benefits from modern handleless cabinets with integrated Bosch appliances, space and plumbing for washing machine and a hot water tap.

All three bedrooms are double in size with bedroom one benefiting from direct access to the enclosed balcony. The family bathroom has a bath with overhead shower and screen, vanity unit with built in wash hand basin and wc. Wall and floor tiles to complement. There is an additional modern shower room with walk in shower cubicle, wash hand basin and wc.





GROSS INTERNAL AREA  
 TOTAL: 1054 SQ FT, 98 m<sup>2</sup>  
 SIZE 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 do not 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”



for every step...