



FLAT 8,
11 WARREN EDGE
ROAD
SOUTHBOURNE
BH6 4AU

LEASEHOLD
GUIDE PRICE
£220,000 - £230,000

“A two bedroom, first
floor flat with
off road parking, less
than 300 metres to
Southbourne beach”

Winkworth

for every step...

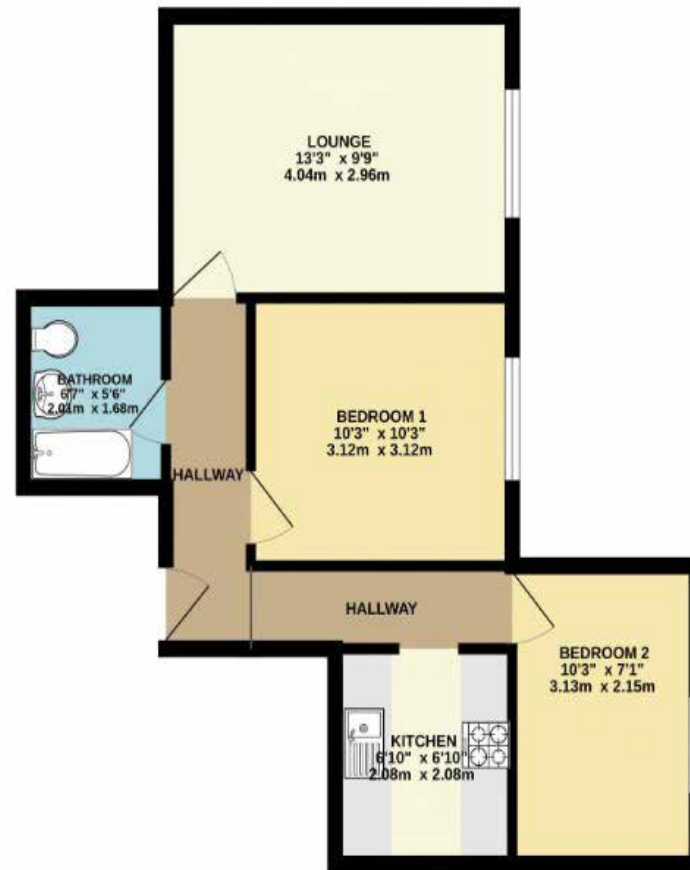
GUIDE PRICE £220,000 - £230,000

Two Double Bedrooms
Well Presented Throughout
Off Road Parking
Less Than 300 Meters to Southbourne Beach
Approximately 1 Mile To Southbourne High Street

EPC: C | COUNCIL TAX: B | LEASEHOLD ??? YEARS REMAINING | MAINTENANCE £??? P/A | GROUND RENT £??? P/A | PETS/ HOLIDAY LETS PERMITTED???
01202 434365
southbourne@winkworth.co.uk



FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, customer view, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 02024

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.



Lori Leon

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Winkworth Southbourne

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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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