



13 Sea View  
Boscombe Spa Road  
Bournemouth  
BH5 1AZ

Offers In Excess of  
£375,000

“A spacious, three  
double bedroom  
penthouse with sea  
views.”



Offers In Excess of £375,000

Three double bedrooms  
Spacious lounge  
Large seperate Kitchen  
Balcony  
Master En-suite  
Modern Bathroom  
Allocated Parking  
Close to the beach

EPC: C | COUNCIL TAX: E | LEASEHOLD 108 years remaining  
SERVICE CHARGE £1,302 every 6 months | GROUND RENT - £200

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## Why Sea View?

This spacious south facing penthouse apartment is located in a purpose-built block (constructed in 2004) and comes with sea views from the lounge and balcony. The expansive lounge / dining room makes a fabulous living space with plenty of natural light entering the room via the skylight, windows and balcony door. You have sea views from the lounge and balcony and Boscombe Pier and beach nearby with views from the property. The property also benefits from a skylight in the entrance hall giving the hallway a bright and airy feel.

The main bedroom comes with a fully tiled stylish bathroom with separate shower cubicle, low level WC, washbasin, and

large bath. Bedroom two is a good size room and bedroom three could fit a double bed however currently utilized as a home office. There is a separate shower rooms which is again fully tiled and has a shower cubicle, low level WC and wash basin. The peninsula kitchen / breakfast room offers casual bar seating and ample space for a dining table and chairs. It comes with a built-in dishwasher, washer dryer, oven hob with extractor fan and fridge/freezer. Features include gas central heating, power showers, double glazing, a security entry phone system, lift to all floors and large airing cupboard.

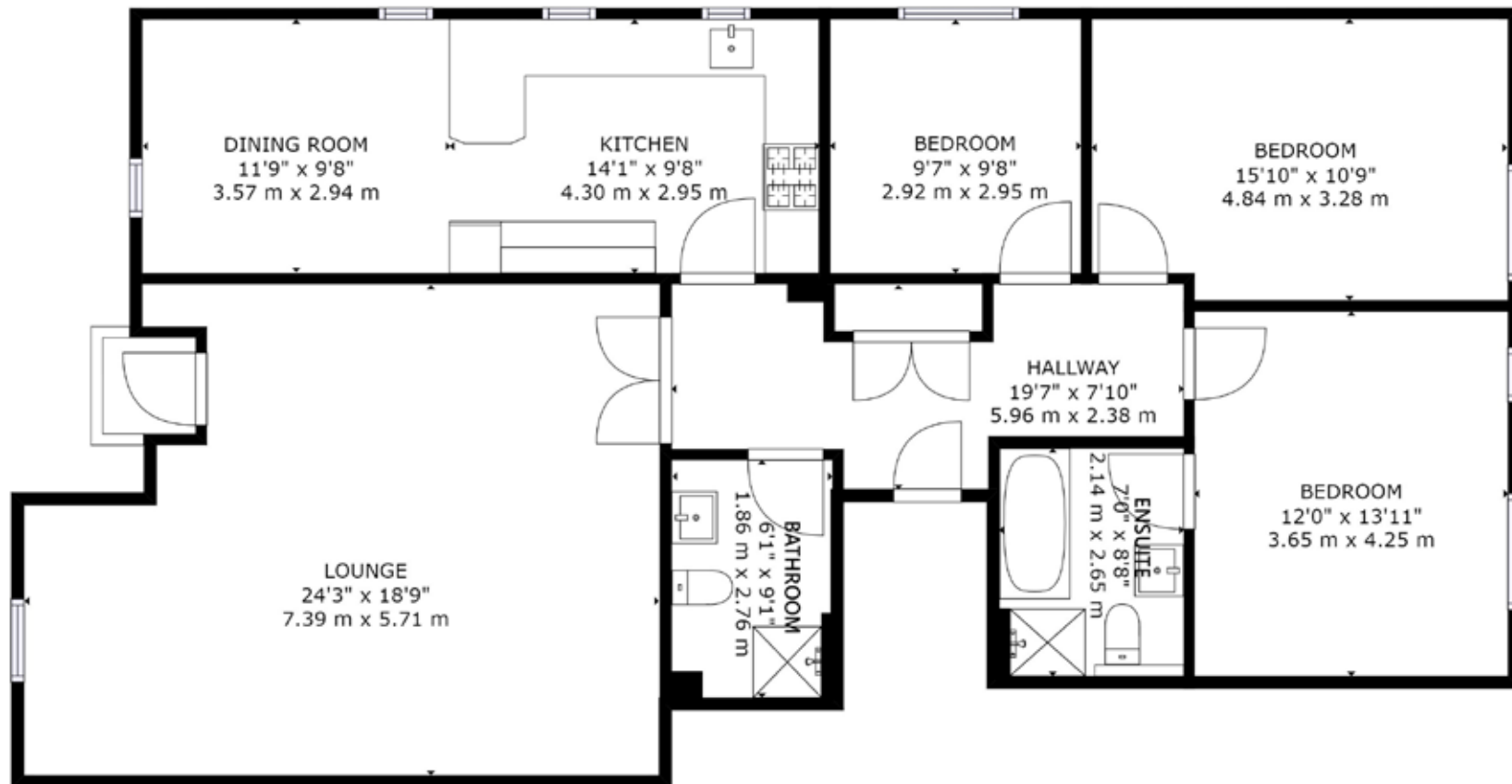
Outside - to the front of the block are the communal lawned grounds whilst to the rear are the parking spaces of which one is allocated with this property.



## Why Boscombe Spa and Pier?

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. 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 nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1469 sq. ft, 136 m<sup>2</sup>  
 TOTAL: 1469 sq. ft, 136 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 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.”

