



71B WHEATON ROAD
BOURNEMOUTH
BH7 6LH

ASKING PRICE
£220,000
LEASEHOLD

“A two bedroom first floor apartment with private rear garden just 400 metres to local amenities and less than half a mile to Southbourne high street”

Winkworth

for every step...

ASKING PRICE £220,000

First Floor Flat
Two Bedrooms
400 Metres To Local Amenities
Private Rear Garden
Open Plan Lounge / Dining
Spacious Kitchen
Less Than A Mile To Southbourne

EPC: TBC | COUNCIL TAX: A | LEASEHOLD 108 YEARS RE-
MAINING | GROUND RENT £150 P/A | MAINTENANCE AS
AND WHEN | PET PERMITTED

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Why Wheaton Road?

Wheaton Road enjoys a convenient location just 400 metres to local amenities, nearby bus routes and Pokesdown train station. Southbourne's bustling high street is less than a mile away where you can find an array of independent shops, cafés, restaurants and convenience shops. Southbourne cliff tops are approximately a mile away with panoramic views from the Isle Of Wight to Old Harry Rock. Take a stroll down the zig zag to enjoys miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. A variety of water sports are available by Boscombe Pier along with a number of beach side bars and restaurants along the way, whatever you decide to do, there is something for everyone to enjoy.

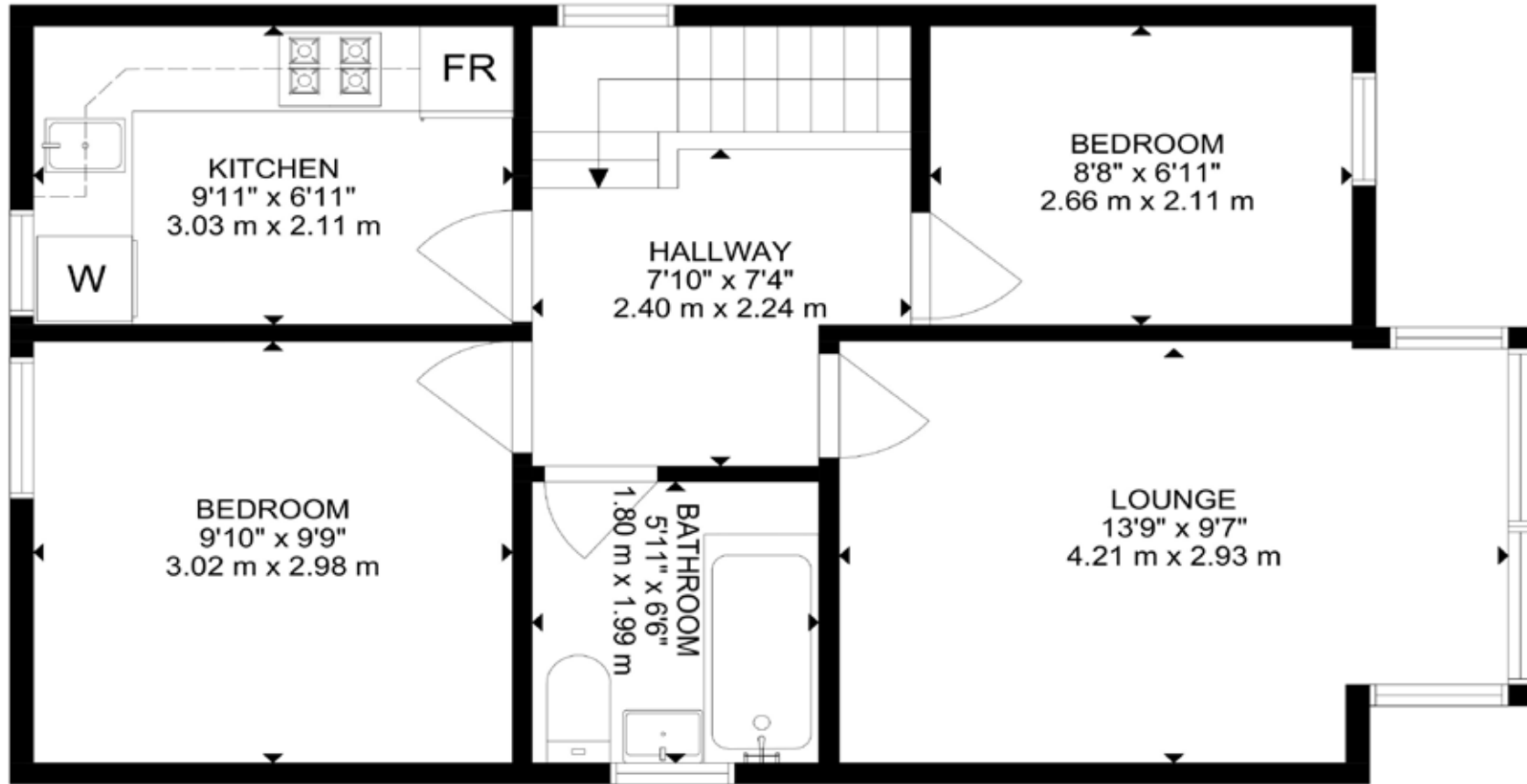
This first floor flat enjoys an open plan lounge / dining room with a box bay window flooding the room with natural light.

The kitchen incorporates a range of cupboards with space and plumbing for a free-standing oven, washing machine and tall fridge freezer. Tiled splash back and flooring.

The two bedrooms are serviced by the family bathroom which includes a bath with overhead shower, wash hand basin and wc.

Outside enjoys a fully enclosed, private rear garden providing the ideal space for outside dining. This has been paved for ease of maintenance, with a useful wooden storage shed.

Pokesdown is home to the premiership team AFC Bournemouth. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and playpark for the little ones.



GROSS INTERNAL AREA
TOTAL: 45 m², 489 SQ FT
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.”

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