



FLAT 4 KESWICK COURT  
17 KESWICK ROAD

Asking Price £375,000  
LEASEHOLD

“A spacious three bedroom first floor flat just 450 metres to Southbourne clifftops and less than a mile to Southbourne high street”

**Winkworth**

for every step...

ASKING PRICE £375,000

First Floor Flat With Lift Access

Three Bedrooms

Two Bathrooms

Spacious Lounge

Generous Kitchen / Dining Room

450 Metres To Southbourne Clifftops

Allocated Off Road Parking For Two Vehicles

EPC: B | COUNCIL TAX: C | LEASEHOLD 110 YEARS REMAINING |  
MAINTENANCE £2700 | GROUND RENT £300 | PETS BY CONSENT

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## Why Keswick Road?

Keswick Road is in the heart of Boscombe Manor, Southbourne's most sought-after area. Keswick road is a quiet, tree lined street of desirable properties which leads directly to the cliff top with a path down to miles of sandy beaches. It is also just a short distance to Southbourne high street and Pokesdown train station with direct trains to London. Whether you are taking a leisurely stroll along the clifftop down to the beach, going for a swim in the sea or simply sitting in a cafe admiring the views, Boscombe Manor is not to be missed.

This spacious three bedroom first floor flat is well presented throughout. The lounge is dual aspect with a feature bay window flooding the room with natural light. A double arch leads through to the kitchen / dining room which incorporates

a range of fitted cupboards, and fully integrated appliances including: oven, grill, five hob gas burner, dishwasher, washing machine, fridge/freezer. A new Worcester gas combi boiler with a Bosch smart thermostat has been installed.

There are three bedrooms. Bedroom one benefits from an ensuite shower room with double shower cubicle, wash basin, wc, chrome heated towel rail, fully tiled floor and walls. The family bathroom includes a bath, overhead shower with glass shower screen, chrome heated towel rail, wash basin, wc, mirror with lights, fully tiled wall and flooring.

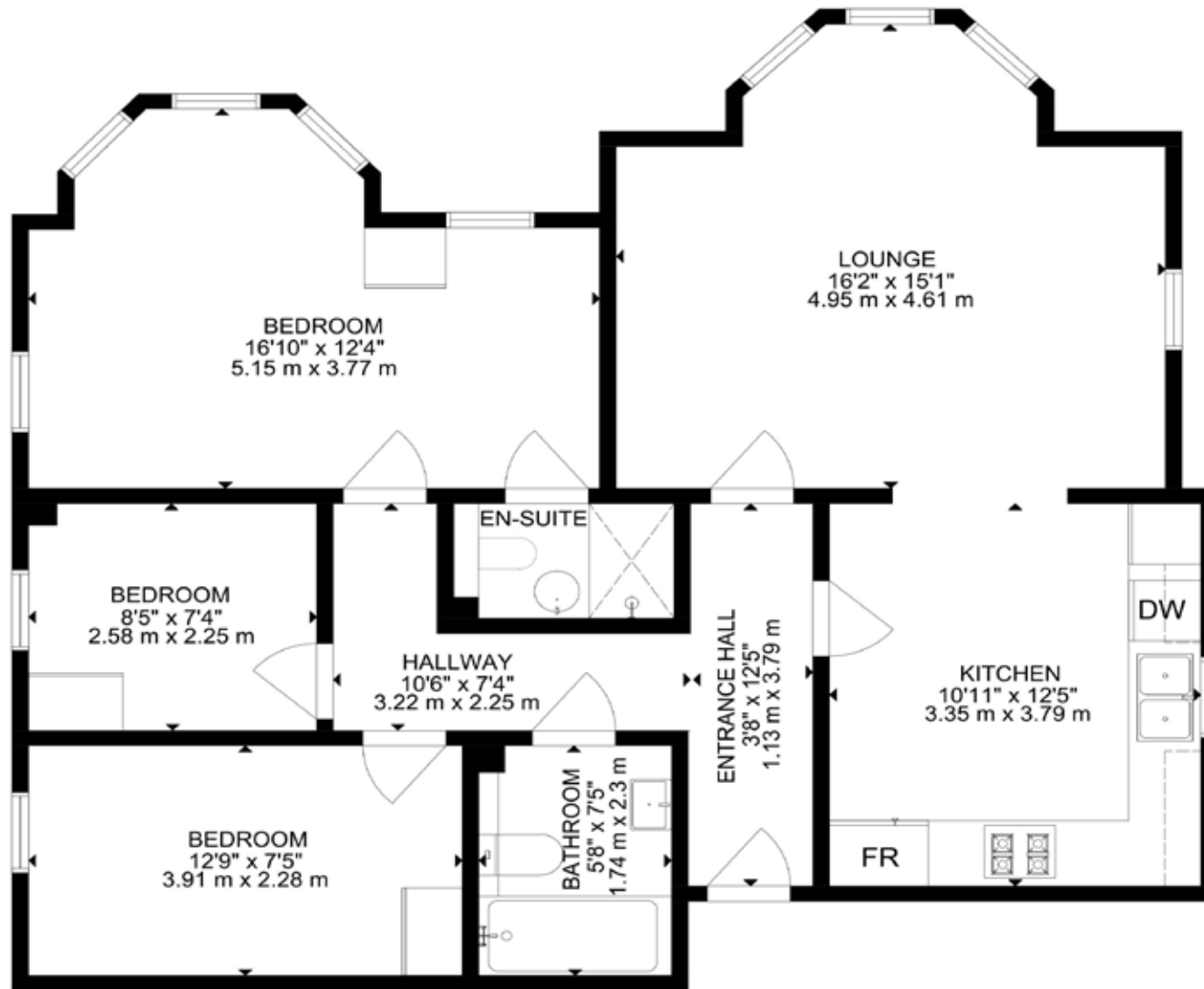
Outside there is parking for 2 vehicles, a small communal garden and secure bike shed.



## Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.





GROSS INTERNAL AREA  
TOTAL: 882 SQ FT, 82 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.”

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