



FLAT 6
LEWIS COURT
180 BELLE VUE ROAD
BH6 3AH

LEASEHOLD
OFFERS IN EXCESS OF
£170,000

“A well presented, one
double bedroom, first
floor flat just 350
meters to the
picturesque Tuckton
tea Gardens and Wick
Village”

Winkworth

for every step...

OFFERS IN EXCESS OF £170,000

One Double Bedroom
First Floor Flat
Open-plan Kitchen / Lounge / Dining Room
Juliett Balcony

EPC: C | COUNCIL TAX: A | LEASEHOLD 107 YEARS REMAIN-
ING | MAINTENANCE & GROUND RENT APPROX £1000 P/A
| NO PETS OR HOLIDAY LETS PERMITTED
01202 434365
southbourne@winkworth.co.uk





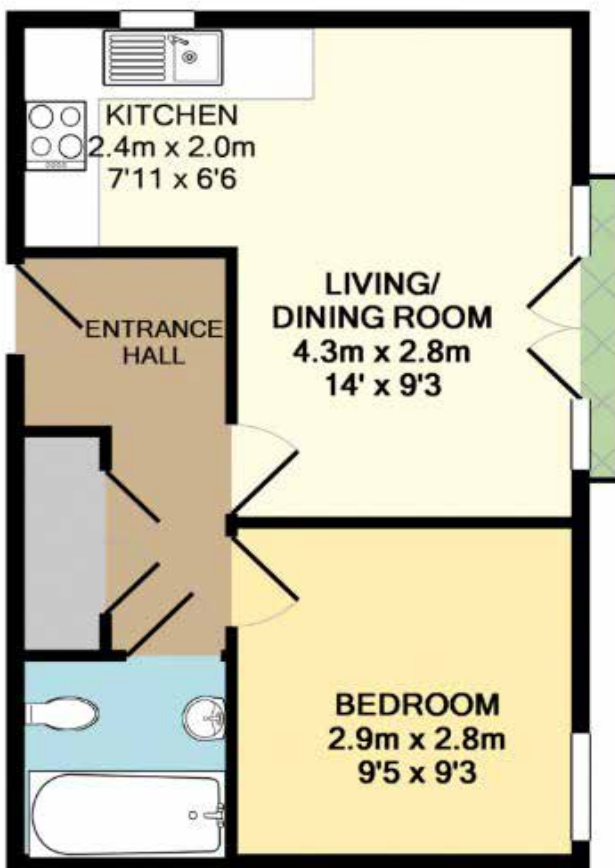
Why Lewis Court?

Lewis Court is a small development of 13 apartments, conveniently located just 350 meters to Tuckton and Wick. Wick is a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity. Tuckton enjoys a small parade of shops along with excellent bus routes to Christchurch and Southbourne. Southbourne high street has been rejuvenated in recent years to include a number of independent shops, bars restaurants and cafés along with Pokesdown train station making this the ideal location for anyone looking to commute.

This one bedroom, first floor flat is well presented throughout. The open plan kitchen / lounge / dining room enjoys a Juliette balcony, flooding the room with natural light. The kitchen area has a range of modern cabinets with integrated oven and hob with over head extractor and tall fridge / freezer with space and plumbing for a washing machine.

The bedroom is double in size and serviced by the family bathroom which includes a bath with over head shower, wash hand basin and wc with fully tiled walls to complement. In the hallway, there is a large, useful storage cupboard.

Outside, the property is well maintained



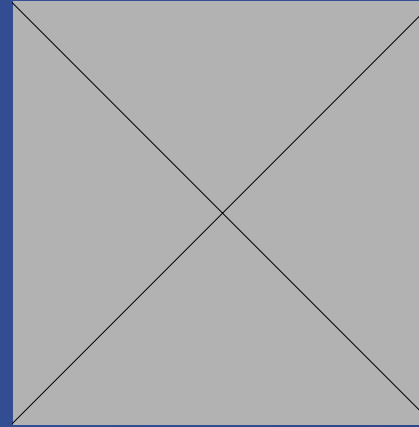
TOTAL APPROX. FLOOR AREA 32.8 SQ.M. (353 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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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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