



FLAT 4, 110
SOUTHBOURNE ROAD
BOURNEMOUTH
DORSET
BH6 3QH

ASKING PRICE
£190,000
LEASEHOLD

“A modern one bedroom, ground floor apartment. Ideally located at the end of Southbournes vibrant High Street, approx 600 metres to the Cliff Tops.”

Winkworth

for every step...

ASKING PRICE £190,000

One Double Bedroom
Ground Floor
Lounge/ Dining Room
Communal Garden
Convenient Location
600m To Southbournes Cliff tops

EPC: C | COUNCIL TAX: A | LEASEHOLD 109 YEARS | MAINTENANCE £795 EVERY 6 MONTHS | GROUND RENT £150 PA | PETS BY CONSENT | HOLIDAY LETS NOT ALLOWED

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Why Southbourne Road?

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. Excellent transport links to Christchurch and Poole along with Pokesdown train station for anyone looking to commute. Also located nearby is the famous New Forest National Park and Hengistbury Head nature reserve.

This apartment offers direct access to Southbournes High Street and is just 600 meters to the award winning miles of golden sandy beach. There are a number of water sports available by Boscombe Pier with a number of beach side restaurants, bars and cafés to take in along the way making this property the ideal coastal retreat.

Located on the ground floor, this apartment can be accessed via the communal area or at the rear through a private entrance that leads into the current bedroom.

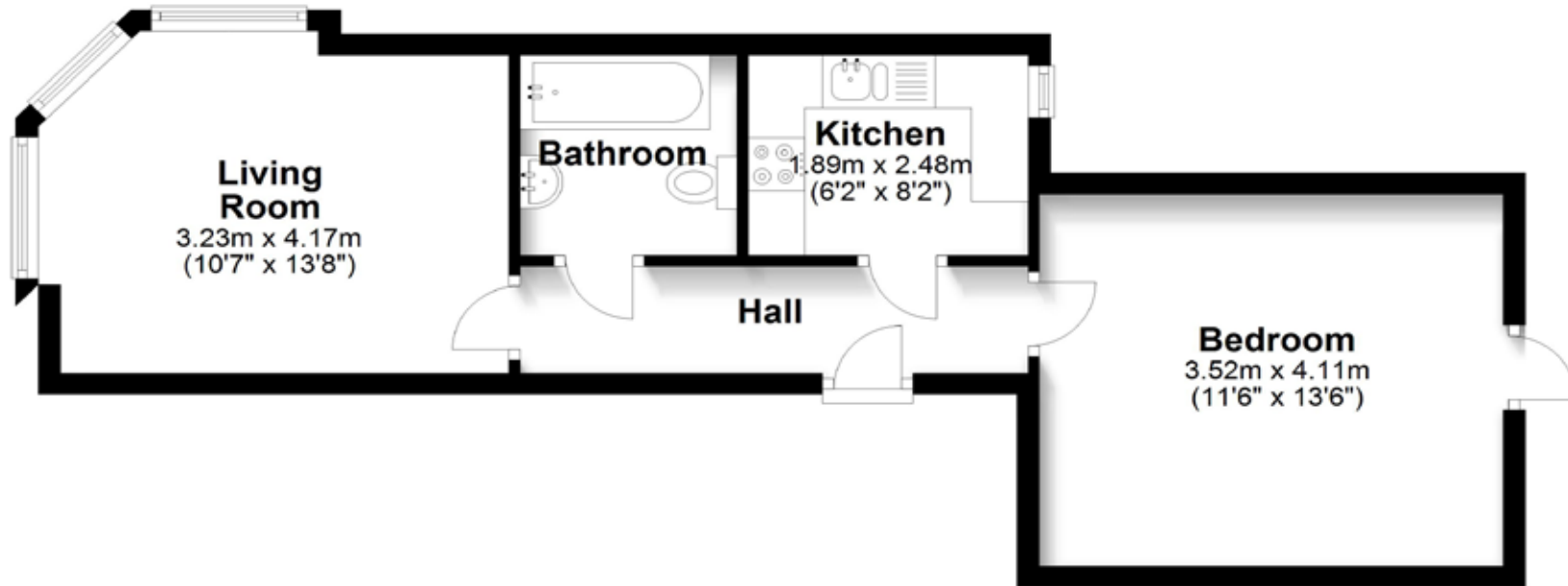
This one bedroom apartment offers spacious accommodation, being recently decorated throughout. The living room is located at the front with a lovely bay window flooding the room with natural light. The kitchen offers plenty of cupboard space, with integrated appliance, washing machine and fridge/freezer.

The family bathroom comprises of a bath with shower over-head, WC and wash hand basin.

There is a communal garden at the rear of the property. This can be accessed via the private back door.

Ground Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 41.0 sq. metres (440.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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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