



FLAT 3
CHATSWORTH
5 WOLLASTON ROAD
SOUTHBOURNE
BH6 4AR

SHARE OF FREEHOLD
GUIDE PRICE
£375,000-£400,000

“An immaculeately presented, two double bedroom, two bathroom, first floor flat just 200 metres to Southbourne beach”

Winkworth

for every step...

GUIDE PRICE £375,000 - £400,000

Two Bedrooms
Two Bathrooms
Secluded Location
200 Meters To Southbourne Beach
Share Of Freehold
Garage

EPC: C | COUNCIL TAX: C | SHARE OF FREEHOLD 968 YEARS
REMAINING | MAINTENANCE £1600 P/A | GROUND RENT
N/A
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Why Wollaston Road?

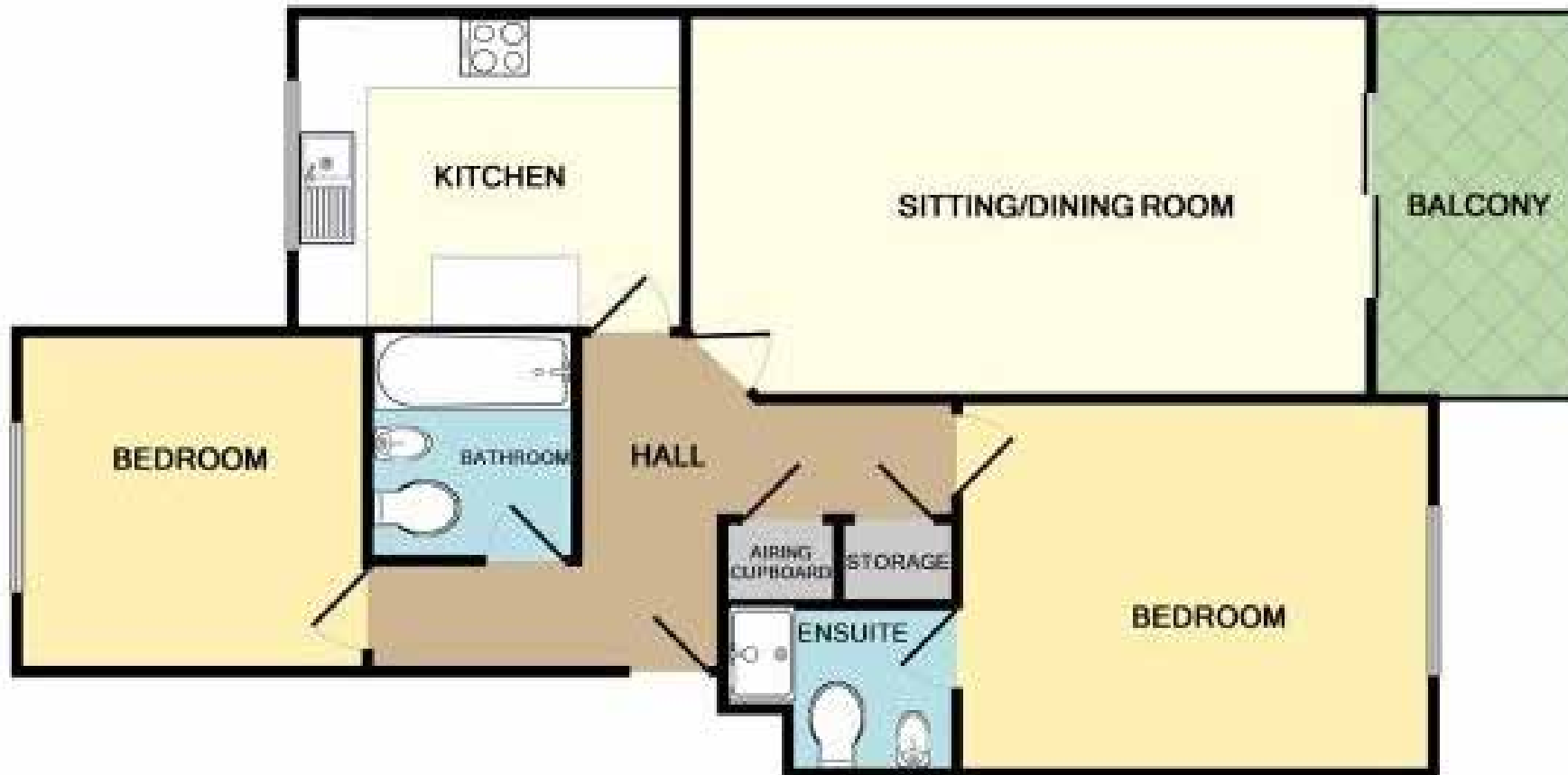
Wollaston Road is quietly nestled away yet enjoying a convenient location just 200 metres to Southbourne beach which boasts miles of golden sandy beach and panoramic views from the Isle Of Wight to Old Harry Rocks and a promenade stretching from Hengistbury Head to Sanbanks. There are a number of water sports available by Boscombe Pier with a range of cafes, bars and restaurants to take in along the way. Southbourne high street is approximately a mile away offering excellent transport links to both Christchurch and Poole with Pokesdown train station for anyone looking to commute. The high street has been rejuvenated in recent years to include a selection of independent bars, restaurants, cafes and convenience shops. Hengistbury Head nature reserve is less than a mile and half away with a 9 hole golf course.

This two double bedroom first floor flat is well presented throughout. The kitchen includes a range of modern fitted cabinets with integrated hob and oven and space and plumbing for a washing machine, tumble dryer and fridge freezer.

The lounge / dining room is flooded with natural light leading out to the South facing balcony. Both bedrooms are double in size with the primary enjoying an en-suite shower room. The family bathroom includes a bath with handheld shower, wash and basin and wc.

Outside, the grounds are well maintained with a driveway leading to the garage block and off road parking spaces.





This Floor Plan is for guidance only and is NOT to SCALE
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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 don't 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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“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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