



FLAT 8, 31 PENRITH
ROAD
SOUTHBOURNE
BH5 1LT

SHARE OF FREEHOLD
GUIDE PRICE
£575,000 - £600,000

“A modern two double
bedroom top floor flat
opposite Southbourne
cliff tops enjoying
outstanding panoramic
sea views”

Winkworth

for every step...

GUIDE PRICE £575,000 - £600,000

Two Double Bedrooms
Two Bathrooms
Top Floor Flat
Well Presented Throughout
Balcony
Panoramic Sea Views
Off Road Parking

EPC: TBC | COUNCIL TAX: C | SHARE OF FREEHOLD | MAIN-
TENANCE £1200 | GROUND RENT N/A |
01202 434365
southbourne@winkworth.co.uk





Why Penrith Road?

Penrith Road enjoys a premium location in the heart of Boscombe Manor. Boscombe Manor is Southbourne's most sought-after area. Conveniently located just a stone's throw to the cliff tops, home to miles of sandy beaches and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features. Whether you are taking a leisurely stroll along the cliff tops down to the beach or simply sitting in a café with a coffee admiring the views, Boscombe Manor is not to be missed! Less than a mile away is Southbourne high street which has been rejuvenated in recent years to include a number of cafés, restaurants, micro breweries and convenience shops. Excellent bus routes and Pokesdown train station for anyone looking to commute.

This two bedroom top floor flat is well presented throughout. The modern open plan kitchen / dining / lounge enjoys a dual aspect, flooding the room with natural light. Double doors lead out to the balcony with outstanding panoramic views from the Isle of Wight to Old Harry Rocks. The kitchen area includes a range of modern cabinets with a central island housing an integrated hob with overhead extractor and oven. Integrated appliances include fridge / freezer, dishwasher and washing machine.

There are two double bedrooms with bedroom one benefiting from an en-suite shower room. The family bathroom includes a bath with hand held shower, wash hand basin and wc complemented with stylish wall tiles.

Outside, there is a car park with allocated off road parking.

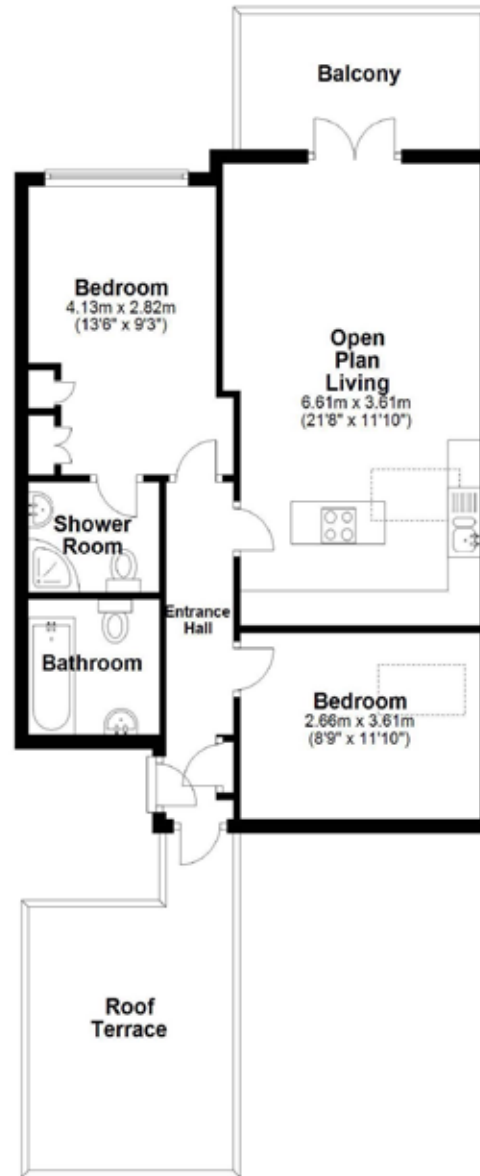


Second Floor

Main area: approx. 59.5 sq. metres (640.8 sq. feet)

Plus balconies, approx. 7.4 sq. metres (79.2 sq. feet)

Plus roof terrace, approx. 12.8 sq. metres (137.5 sq. feet)



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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“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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