



FLAT 3, 55 SOUTHERN  
ROAD  
SOUTHBOURNE  
BH6 3SS

LEASEHOLD  
ASKING PRICE  
£325,000

“A unique, one double  
bedroom, top floor  
apartment with  
panoramic sea views,  
spacious balcony and  
allocated off road  
parking”

**Winkworth**

for every step...

ASKING PRICE £325,000

Double Bedroom  
Lounge/Dining Room  
Kitchen  
Tiled Bathroom  
Allocated Parking  
Sea Views  
Spacious Terrace

EPC: TBC | COUNCIL TAX: A | SHARE OF FREEHOLD 999 YEARS | SERVICE CHARGE £2066 P/A | GROUND RENT PEPPERCORN

01202 434365  
southbourne@winkworth.co.uk





## Why Southern Road?

Winkworth Southbourne are delighted to present, a rare opportunity to acquire a unique, one bedroom, cliff top apartment with stunning sea views and potential for short term holiday lets. Take a stroll along the cliff tops or down the zig zag where you can find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, bars and restaurants to take in along the way. Whatever you decide, there is something for everyone to enjoy.

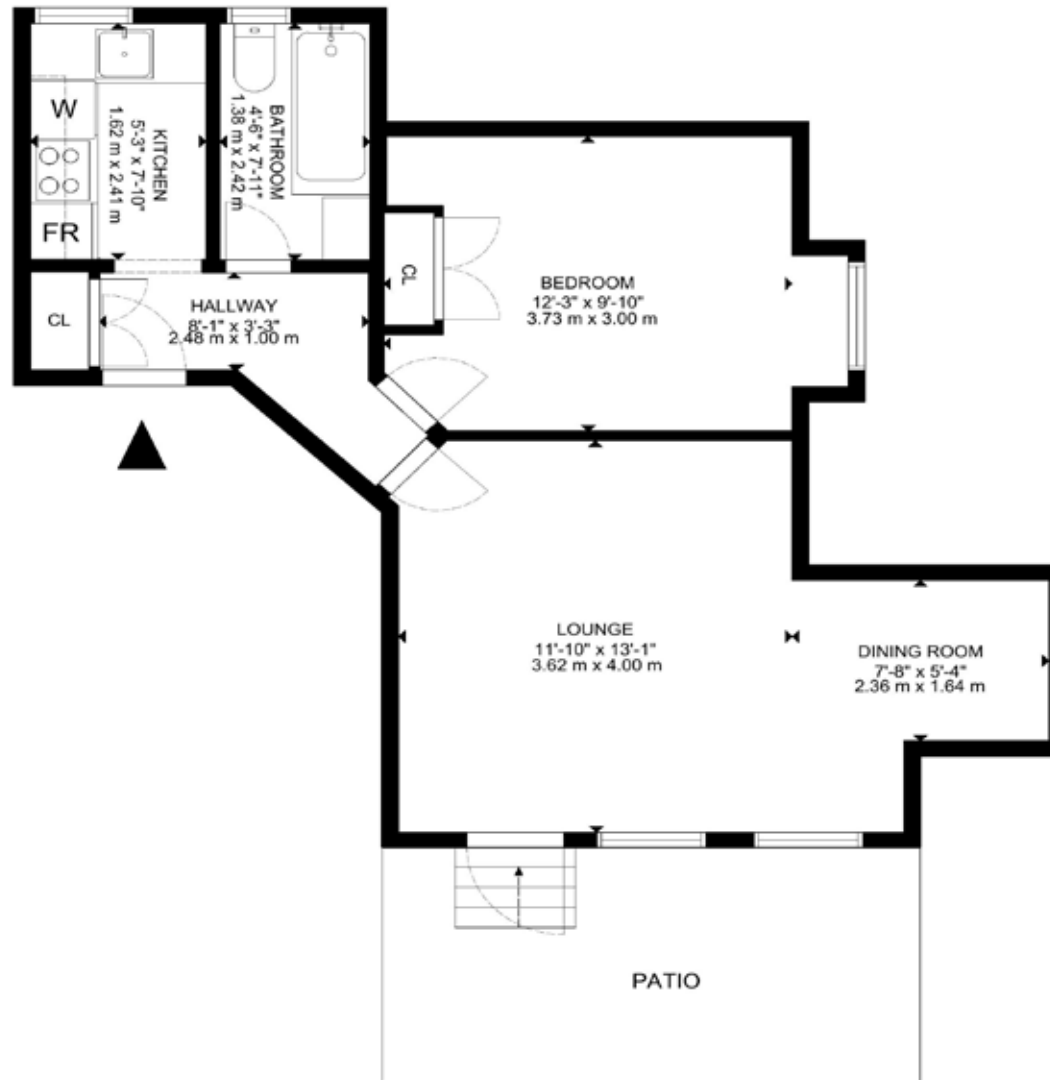
Southbourne high street is just 500 meters away providing a range of independent shops, cafés and restaurants along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

The property has a spacious lounge / dining room with sea views and ample space for a range of furniture. The generous double bedroom benefits from built in storage and further sea views across the bay. The kitchen has a range of fitted units, an electric oven with ceramic hob, over head extractor hood and space for a washing machine and fridge – freezer.

The bathroom has a bathtub with overhead shower, wc and hand wash basin, along with a heated towel rail. The main feature of the property is the outside space. The spacious balcony is accessed from the lounge and has stunning panoramic views from The Isle Of Wight to Old Harry Rocks.

The property has an allocated parking space and is accessed via a secure entrance with intercom.





GROSS INTERNAL AREA  
 FLOOR 1 : 527 SQ FT, 48 M2  
 TOTAL: 527 SQ FT, 48 M2  
 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 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.



Lori Leon

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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.”

**Winkworth**

for every step...