



3 MORLEY ROAD
POKESDOWN
BH5 2JJ

LEASEHOLD
GUIDE PRICE
£260,000 - £275,000

“A conveniently
located, recently
re-modernised, two
double bedroom,
ground floor flat with
off road parking”

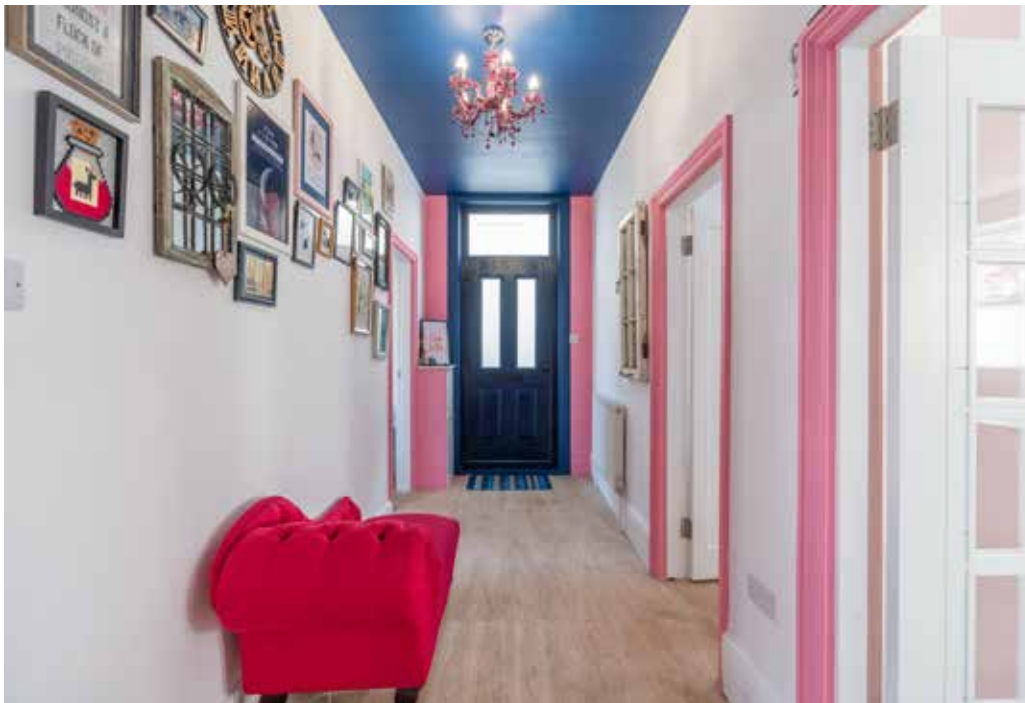
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GUIDE PRICE £260,000 - £275,000

Two Double Bedrooms
Recently Re-modernised
New Kitchen
Off Road Parking
Close To Local Amenities
Partial New Windows
New Front Door

EPC: C | COUNCIL TAX: B | LEASEHOLD 937 YEARS REMAINING | MAINTENANCE AS AND WHEN | GROUND RENT N/A | PETS BY CONSENT | NO HOLIDAY LETS PERMITTED
01202 434365
southbourne@winkworth.co.uk





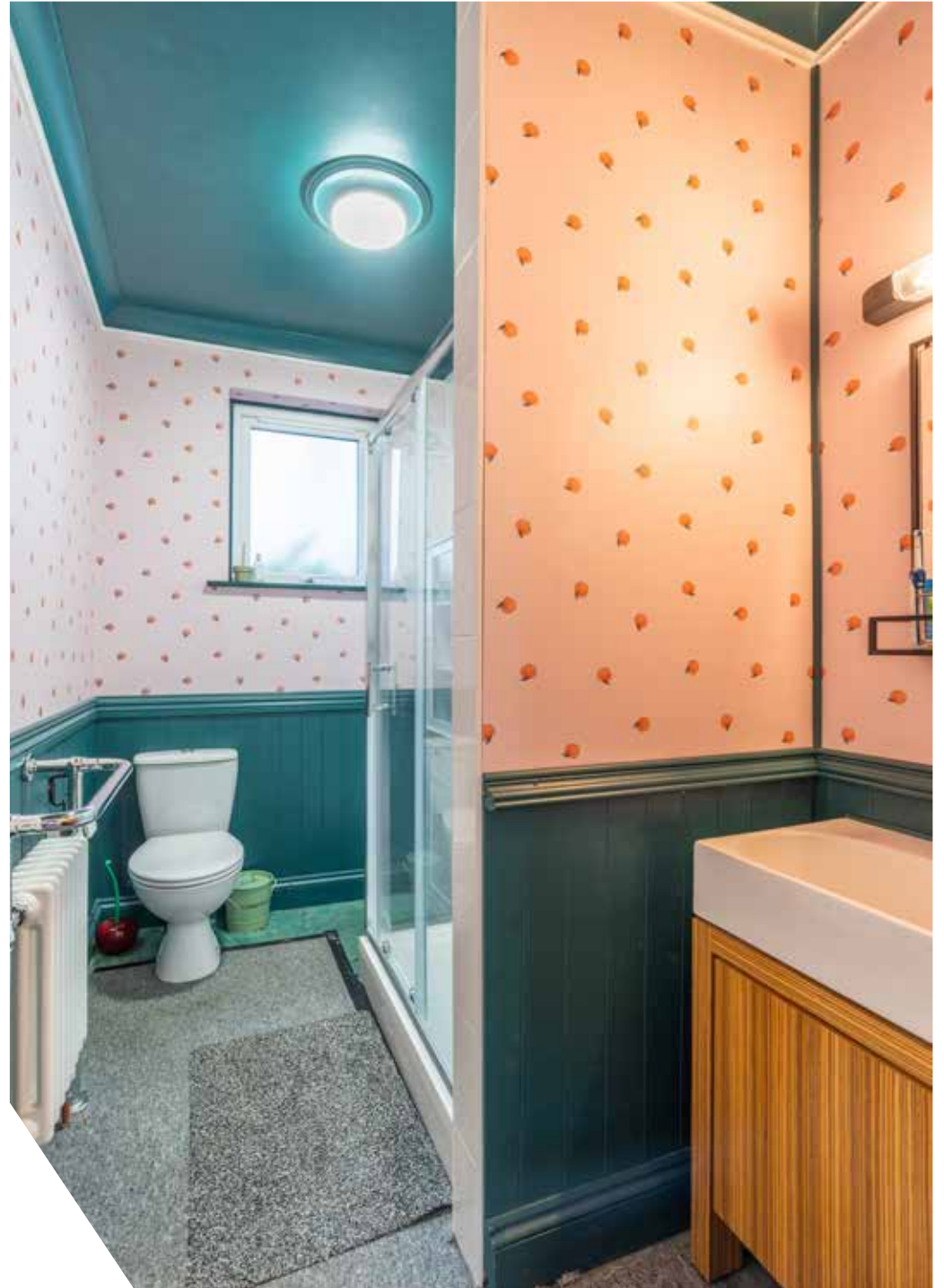
Why Morley Road?

Morley Road is conveniently located in Pokesdown less than 150 meters to local amenities and less than 900 meters to Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés, restaurants, micro breweries and shops along with excellent transport links. Pokesdown train station is just 150 meters away, making the ideal location for anyone looking to commute. Southbourne cliff tops are less than a mile away where you can admire the panoramic views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag and you will find miles of golden sandy beach with a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafés and bars to take in along the way.

This two double bedroom ground floor flat has been recently modernised. The spacious kitchen / breakfast room includes a range of modern cabinets, integrated oven and hob with overhead extractor, fridge freezer, washing machine and dishwasher with breakfast bar seating for three people, tiled splash back to complement. The lounge enjoys a character bay window to the front with a feature fireplace.

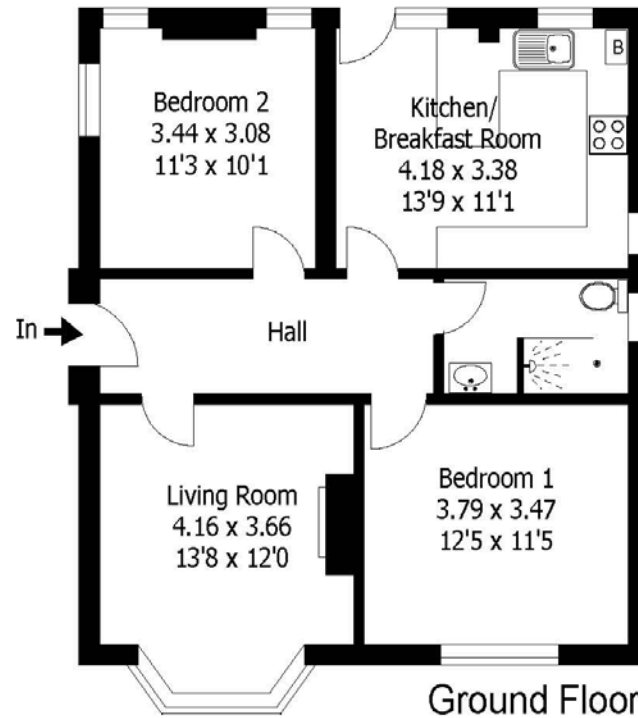
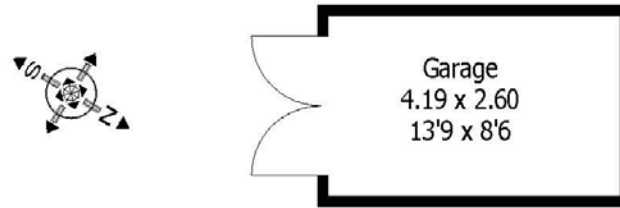
Both bedrooms are double in size and serviced by the family bathroom which includes a double shower cubicle, wash hand basin and wc.

There is a small area of private outside space to enjoy leading to garage and off road parking.



Approximate Gross Internal Area :- 69 sq m / 738 sq ft

Garage Approximate Gross Internal Area :- 11 sq m / 117 sq ft



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.



Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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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