



FLAT 2 GROVE COURT,  
44B SOUTHBOURNE  
GROVE  
BOURNEMOUTH  
DORSET  
BH6 3RB

ASKING PRICE  
£190,000

“A two double  
bedroom first floor  
apartment  
conveniently located  
on Southbourne high  
street and just 600  
meters to the cliff tops”

**Winkworth**

for every step...

ASKING PRICE £190,000

Two Double Bedrooms  
Open Plan Kitchen/ Lounge/ Diner  
Family Bathroom  
First Floor  
Close to local shops & amenities  
Excellent Location  
No Forward Chain

EPC: C | COUNCIL TAX: C | LEASEHOLD 88 YEARS REMAINING | SERVICE CHARGE £1575 PA | GROUND RENT £150 PA | HOLIDAY LETS NOT PERMITTED | PETS BY CONSENT

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## Why Southbourne Grove

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.

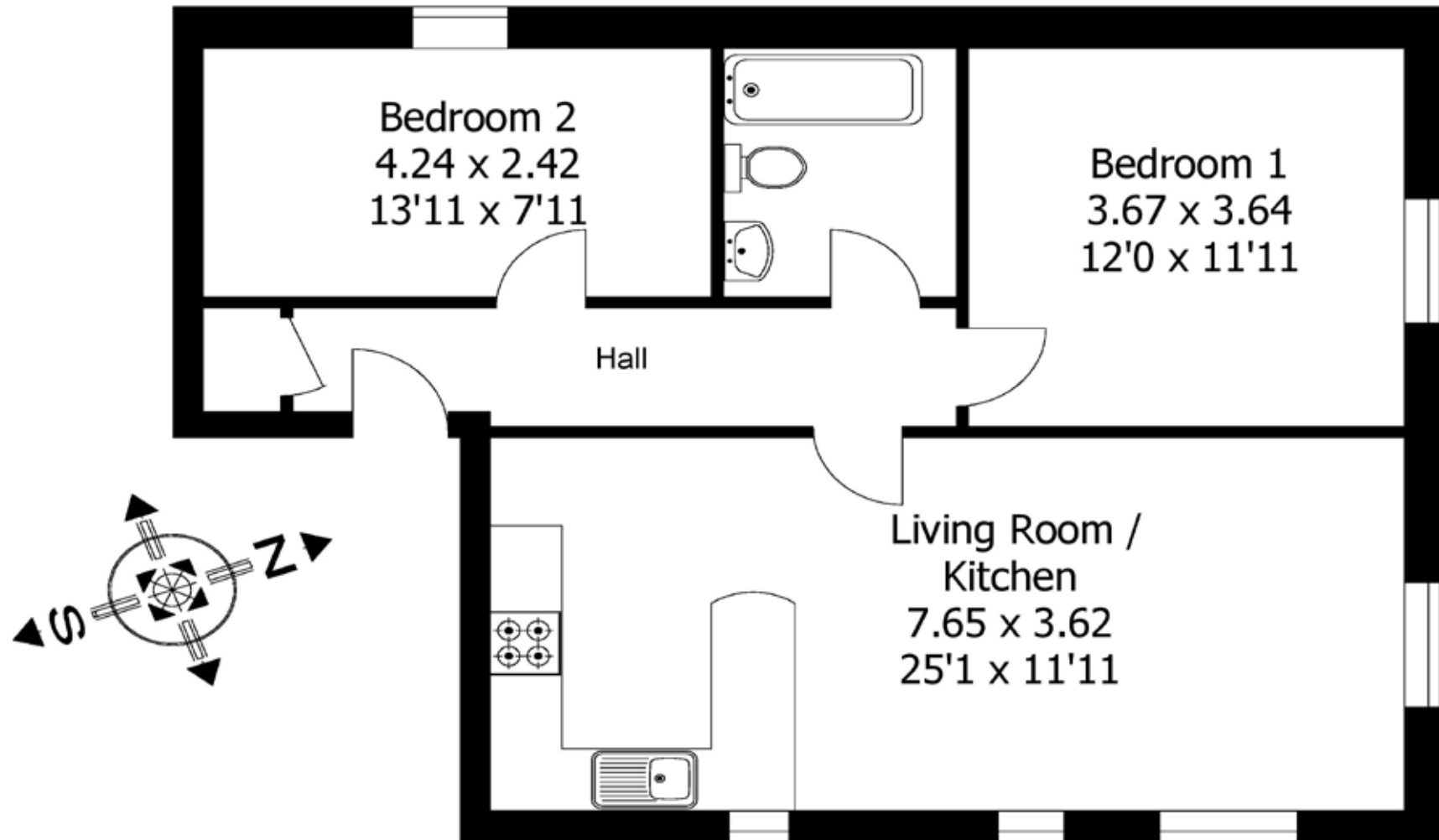
This apartment offers direct access to Southbournes High Street and is just 600 meters to the award winning miles of golden sandy beach. There are a number of water sports

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 first floor, this apartment offers spacious accommodation. The lounge / dining room enjoys a dual aspect, flooding the room with natural light. The kitchen is generous in size offering plenty of cupboard space, a gas hob and oven with space and plumbing for either a dishwasher or washing machine. The kitchen is open to the lounge and could easily be adapted to include a breakfast bar for informal dining.

Both bedrooms are double in size and benefit from fitted furniture. They are serviced by the family bathroom, which incorporates a bath with shower over-head, WC and wash hand basin.

Approximate Gross Internal Area :- 65 sq m / 696 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 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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“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.”

Winkworth

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