



4 WARREN EDGE
CLOSE
SOUTHBOURNE
BH6 4AY

FREEHOLD
GUIDE PRICE
£1,250,000-£1,300,000

“A newly built,
four bedroom,
semi detached home
offering versatile
acomodation set over
three floors, in a quiet
cul-de-sac location, less
than 60 meters to
Southbourne beach”

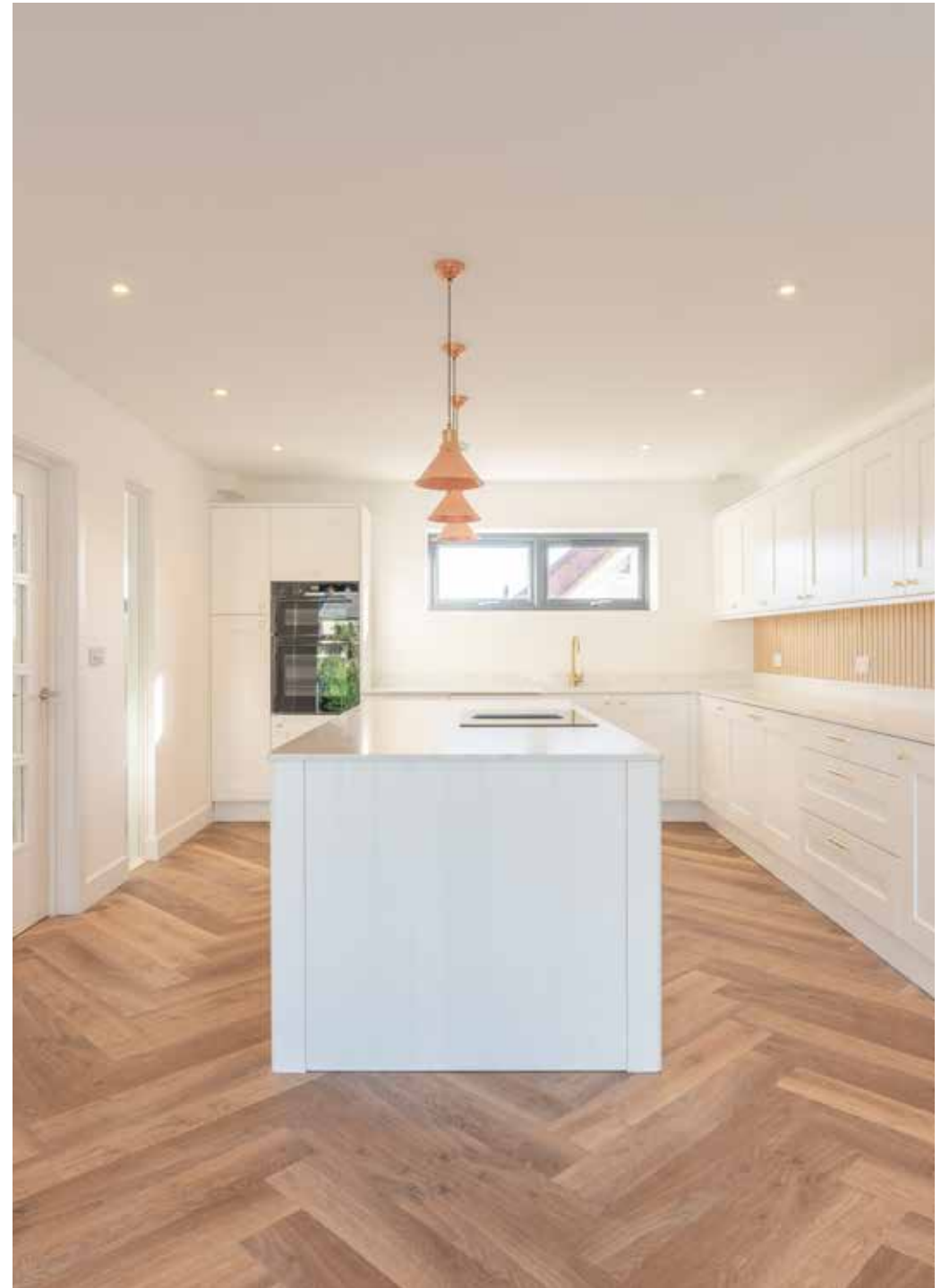
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GUIDE PRICE £1,250,000 - £1,300,000

Four Double Bedrooms
Sought After Location
Less Than 60 Meters To The Beach
Sea Views From The Lounge
Balcony With Sea Views From Bedroom One
Luxuriously Fitted Kitchen And Bathrooms
Underfloor Heating
Equidistant To Southbourne & Hengistbury Head
Cul-De-Sac Location

EPC: | COUNCIL TAX: | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Warren Edge Close?

Warren Edge Close is ideally located less than 60 meters to Southbourne beach where you can admire the panoramic views from the Isle Of Wight to Old Harry Rocks. You can find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side cafés, bars and restaurants to take in along the way. The property lies equidistant to Hengistbury Head nature reserve and Southbourne's vibrant high street which has been rejuvenated in recent years to include a range of independent shops, restaurants, cafés and bars. Excellent transport links to Christchurch and Bournemouth. Pokesdown train station is less than 2 miles away making this the ideal location for anyone looking to commute.

This new build property is set over three floors, offering versatile accommodation for anyone looking for coastal living. The open plan kitchen / dining / day room is located on the second floor and is flooded with natural light, underfloor heating runs throughout with patio doors leading out to the balcony with sea views.

The kitchen has been elegantly fitted to include an integrated induction hob, mid height double oven, wine cooler, under counter fridge / freezer and washing machine, complemented with marble counter tops.

The bedrooms are all double in size with bedroom one being located on the top floor benefiting from an en-suite shower room and a further balcony to enjoy the views. The remaining bedrooms are located on the ground floor and are serviced



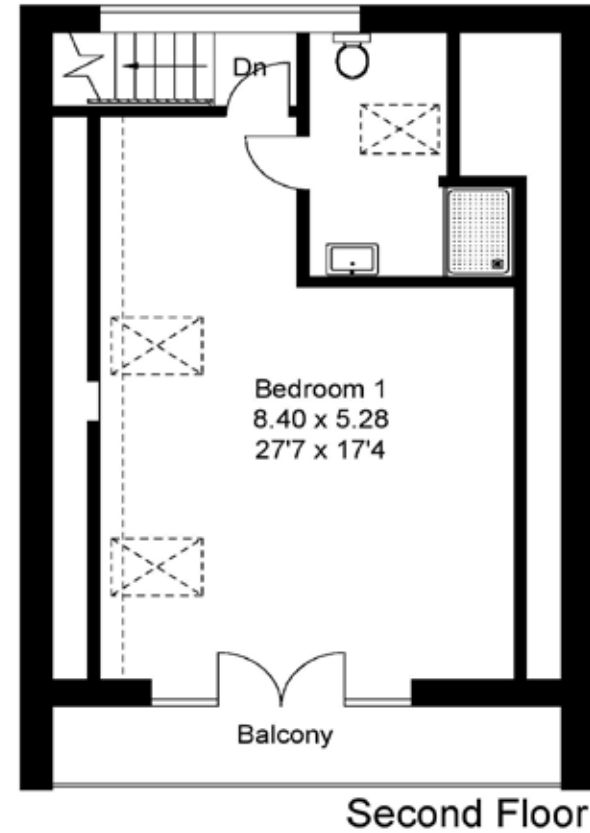
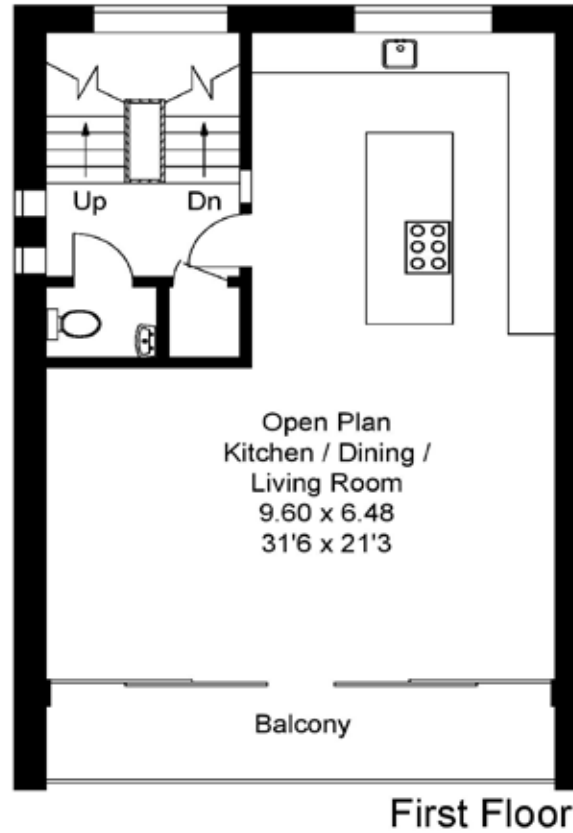
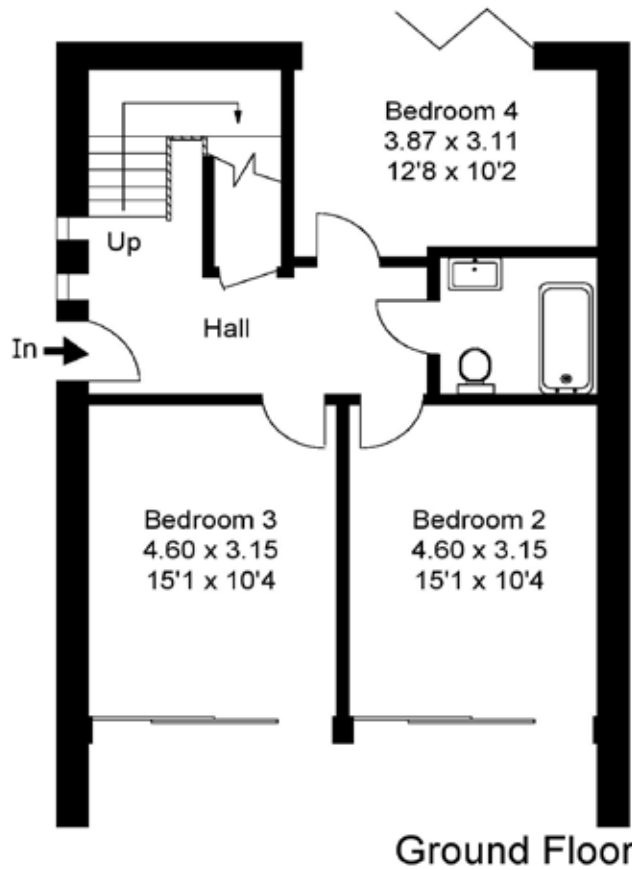
by the family bathroom which has been luxuriously fitted with a 'p' shaped bath, over head shower, vanity unit with built in wash hand basin and wc, stylish part tiled walls with herringbone effect flooring to complement.

The garden is fully enclosed and laid to patio for ease of maintenance, providing the ideal space for outside entertaining. There is a block paved area to the front of the property , providing off road parking for one vehicle. This beautiful property comes with a 10 year NHBC warranty





Approximate Gross Internal Area :- 174 sq m / 1871 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.



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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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