



FLAT 44  
BELLE VUE GARDENS  
241 BELLE VUE ROAD  
SOUTHBOURNE  
BH6 3BG

OFFERS IN EXCESS  
£300,000  
SHARE OF FREEHOLD

“A spacious two  
double bedroom, third  
floor apartment less  
than a mile to the  
picturesque  
Wick Village with  
allocated carport”

**Winkworth**

for every step...

OFFERS IN EXCESS OF £300,000

Two Double Bedrooms  
Modernised Throughout  
Top Floor Flat  
Immaculately Presented  
Newly Fitted Bathroom & Kitchen  
Views Over To The Prioory  
Share Of Freehold  
No Forward Chain

EPC: E | COUNCIL TAX: B | SHARE OF FREEHOLD : 975  
YEARS REMAINING | GROUND RENT: N/A | MAINTENANCE  
£1200 P/A | NO HOLIDAY LETS OR PETS PERMITTED

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## Why Belle Vue Road?

Belle Vue Road is conveniently located running from Southbourne to Tuckton. Southbourne's vibrant high street offers an array of independent cafés, restaurants and convenience shops along with excellent bus routes to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Tuckton enjoys walk along the River Stour to the picturesque Wick Village. Southbourne's miles of golden sandy beach is approximately 850 meters away with panoramic views from the Isle of Wight to Old Harry Rocks. Take a stroll along the promenade that stretches from Hengistbury Head to Sandbanks. There are a number of beach side restaurants, cafe and bars along the way to enjoy with a number of water sports available by Boscombe Pier, whatever you decide, there is something for everyone to enjoy.

This two bedroom, top floor flat has been fully modernised throughout. The kitchen incorporates a range of modern handleless cupboards with integrated mid height oven, hob with overhead extractor and dishwasher, space and plumbing for washing machine, complemented with wood effect wood counter tops and breakfast bar seating for two.

The lounge / dining room is spacious and light with a patio door leading out to the large balcony which can also be accessed from bedroom one enjoying views over to Christchurch Priory. Both bedrooms are double in size and serviced by the modern family bathroom which includes a bath with overhead shower with glass shower screen, vanity unit with wash hand basin complemented with stylish wall tiles. Separate WC.

The communal grounds are well maintained with an allocated open car port and visitors parking.

# Belle Vue Gardens, Belle Vue Road, Bournemouth, BH6

Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



## 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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“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.”

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