



FLAT 14 FOXHOLES  
SOUTHBOURNE  
BH6 3BS

OFFERS IN EXCESS OF  
£325,000  
SHARE OF FREEHOLD

“ An exceptionally well  
presented two  
bedroom ground floor  
flat with private  
patio and secure  
underground parking”

**Winkworth**

for every step...

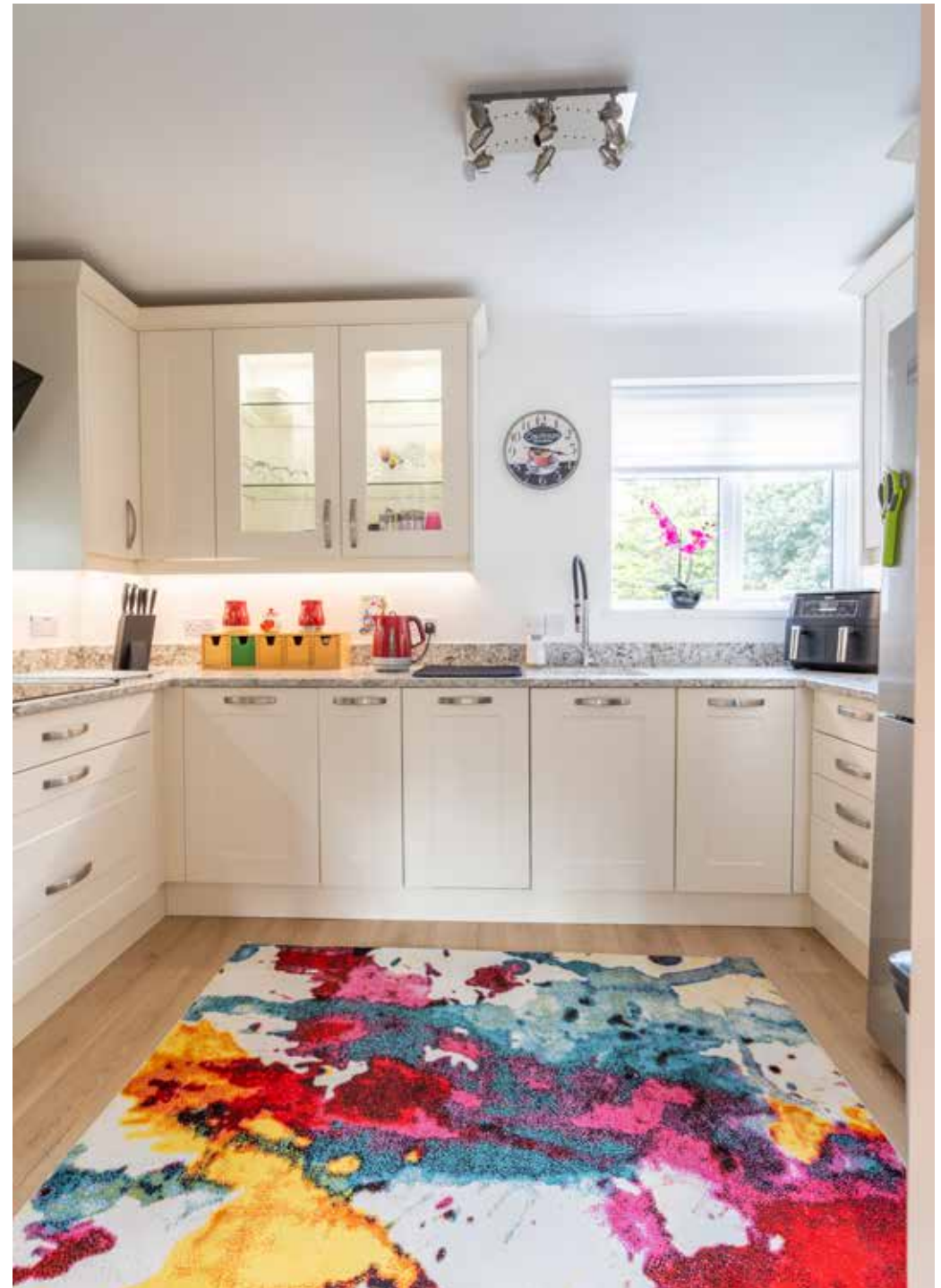


OFFERS IN EXCESS OF - £325,000

Ground Floor Flat  
Two Bedrooms  
Two Bathrooms  
Modern Throughout  
Private Patio  
Secure Underground Parking  
Ample Visitor Parking

EPC: D | COUNCIL TAX: B | SHARE OF FREEHOLD 959 YEARS REMAINING | GROUND RENT N/A | SERVICE CHARGE £1850 P/A | NO PETS | NO HOLIDAY LETS

01202 434365  
southbourne@winkworth.co.uk





## Why Belle Vue Crescent?

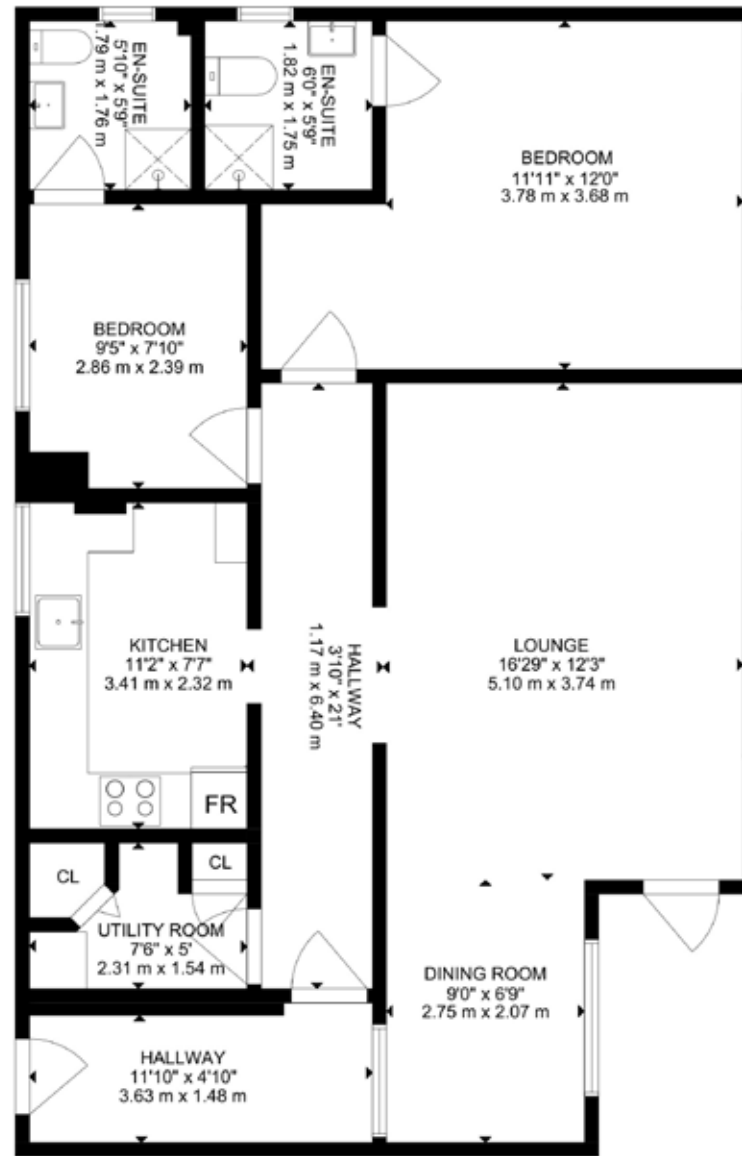
Foxholes enjoys a convenient location just 200 metres to the closest bus stop with routes to Bournemouth and Christchurch and 550 metres to Wick village and local amenities. Wick is a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity. Southbourne beach is just 850 metres away, with 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 variety of bars, restaurants and cafés, whatever you choose, there is something for everyone.

This two double bedroom ground floor flat has been modernised and is superbly presented throughout. The kitchen has been fitted with a range of modern cabinets, induction hob with overhead extractor, mid height steam oven and microwave. Complemented with Onyx worktops and wood effect flooring. Accessed from the hallway is a useful utility room with space and plumbing for washing machine, tumble dryer and storage.

The spacious lounge / dining room is flooded with natural light with a door providing direct access to a private patio area. The bedrooms are double in size, both boasting modern en-suite shower rooms with shower, wash hand basin and wc. Outside, the communal grounds are exceptionally well maintained with secure underground parking accessed via electric gates.







GROSS INTERNAL AREA  
 TOTAL: 90 m<sup>2</sup>, 968 SQ FT  
 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 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  
07880 874314  
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.”

DISCLAIMER:

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth Estate Agents.

**Winkworth**

for every step...