



FLAT 5  
SAIL POINT  
24 ST CATHERINES  
ROAD  
BH6 4BD

LEASEHOLD  
GUIDE PRICE  
£625,000

“An exceptionally well presented, two bedroom, two bathroom, first floor flat with panoramic sea views and allocated off road parking”

**Winkworth**

for every step...

GUIDE PRICE - £625,000

Two Bedrooms  
Two Bathrooms  
Kitchen / Breakfast Room  
Lounge / Dining Room  
Panoramic Sea Views  
Large Balcony With Dual Access

EPC: B | COUNCIL TAX: E | LEASEHOLD 102 YEARS REMAINING | MAINTENANCE £2193.74 P/A | GROUND RENT £467.02 P/A | PETS BY CONSENT | NO HOLIDAY LETS  
01202 434365  
southbourne@winkworth.co.uk





## Why Sail Point?

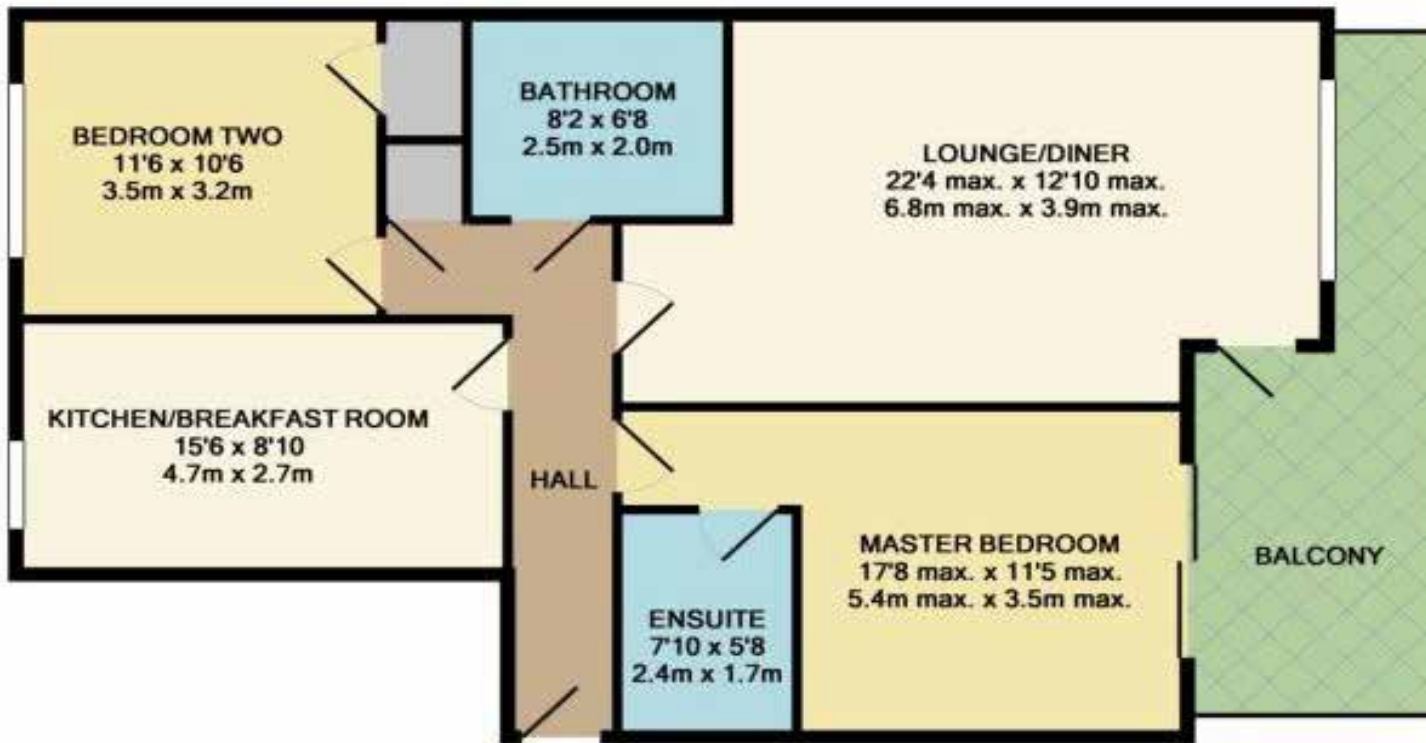
Sail Point enjoys a convenient location on St Catherine's Road offering uninterrupted panoramic sea views from the Isle Of Wight to Old Harry Rocks. The cliff tops are just 120 metres away with a zig zag leading to miles of golden sandy beach and a promenade stretching from Hengistbury Head To Sandbanks. There are a range of water sports available by Boscombe Pier with a number of beach side cafés, bars and restaurants to take in along the way. The closest bus stop is just 220 metres away with routes to Christchurch, Southbourne and Bournemouth. Southbourne high street is approximately 1.2 miles away. The high street has been rejuvenated in recent years to include a range of independent micro breweries, cafés, bars and restaurants. Pokesdown train station is less than 2 miles away, ideal for anyone looking to commute.

This two bedroom, first floor flat is immaculately presented throughout. The kitchen / breakfast room has been fitted with a range of modern fitted handles-less cabinets with mid height double oven, hob with over head extractor, integrated appliances and breakfast bar seating for informal dining. The lounge / dining room is flooded with natural light with outstanding panoramic sea views and direct access to the spacious private balcony.

Both bedroom are double in size with the primary enjoying sea views, an en-suite shower room and further direct access to the balcony. The family bathroom includes a bath with over head shower, wash hand basin and wc.

Outside, to the rear, accessed via electric gates is a large car park with allocated off road parking and visitor bays.

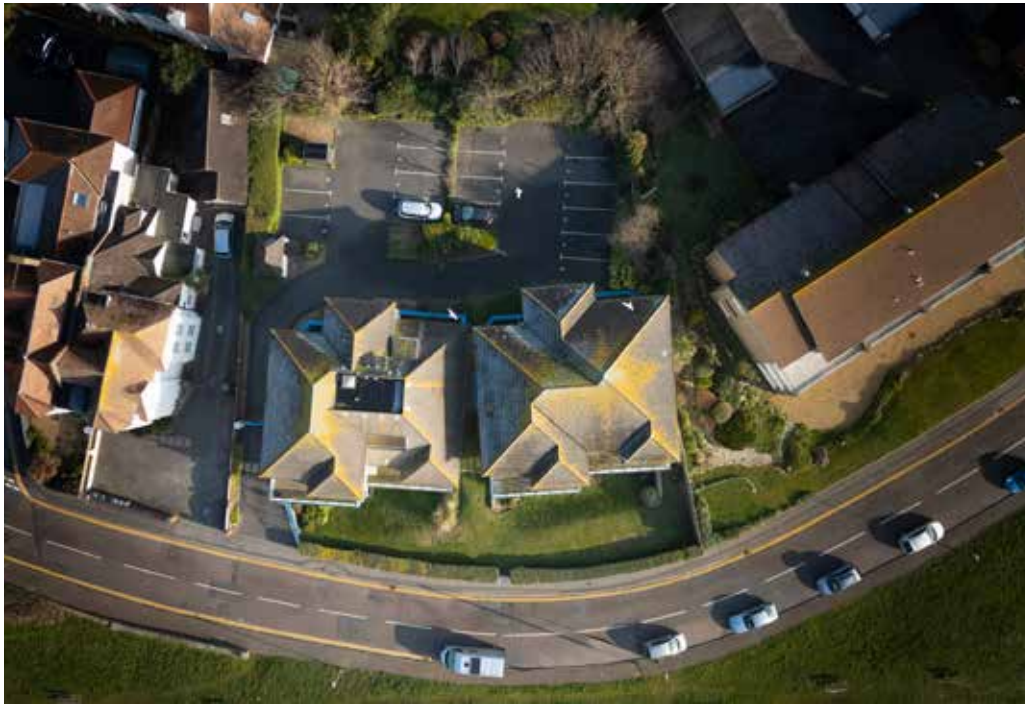




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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