



FLAT 5  
1 BURTLEY ROAD  
BH6 4AP

LEASEHOLD  
OFFERS IN EXCESS OF  
£275,000

“A superbly presented,  
two double bedroom,  
two bathroom upper  
floor flat, less than 500  
meters to  
Southbourne’s golden  
sandy beach”

**Winkworth**

for every step...

OFFERS IN EXCESS OF £275,000

Two Double Bedrooms  
Open-plan Lounge / Dining Room  
Juliette Balcony  
Sea Views  
Two Bathrooms  
Off Road Parking  
Less Than 500 Meters to Southbourne Beach

EPC: C | COUNCIL TAX: C | LEASEHOLD 105 YEARS REMAINING | MAINTENANCE £1000 P/A | GROUND RENT £125 P/A | PETS BY CONSENT  
01202 434365  
southbourne@winkworth.co.uk





## Why Burtley Road?

Burtley Road is ideally located close to local amenities and just 500 meters to Southbourne beach with a promenade that stretches from Hengistbury Head to Sandbanks. Take a stroll and stop at one of the many beachside cafes, bars or restaurants or take part in the watersports available at Boscombe Pier. Whatever you choose, there is something for everyone. Southbourne's vibrant high street is approximately 1 mile away where you will find an array of independent cafes, restaurants and convenience shops along with bus routes and Pokesdown train station.

This two double bedroom, two bathroom, upper floor apartment enjoys a bright and spacious open plan lounge / dining room with a Juliette balcony offering sea views.

The kitchen is well equipped with a range of cupboards, integrated dishwasher, oven, hob with overhead extractor, space and plumbing for washing machine and tall fridge / freezer. Tiled splashback and flooring with countertops to complement.

Both bedrooms are double in size with bedroom one enjoying a small balcony and en-suite shower room which includes a double shower cubicle, wash hand basin and wc. The family bathroom has a bath with overhead shower and screen, wash hand basin, tiled walls and flooring.

The property is well maintained with a communal garden and useful bike storage along with allocated off road parking.



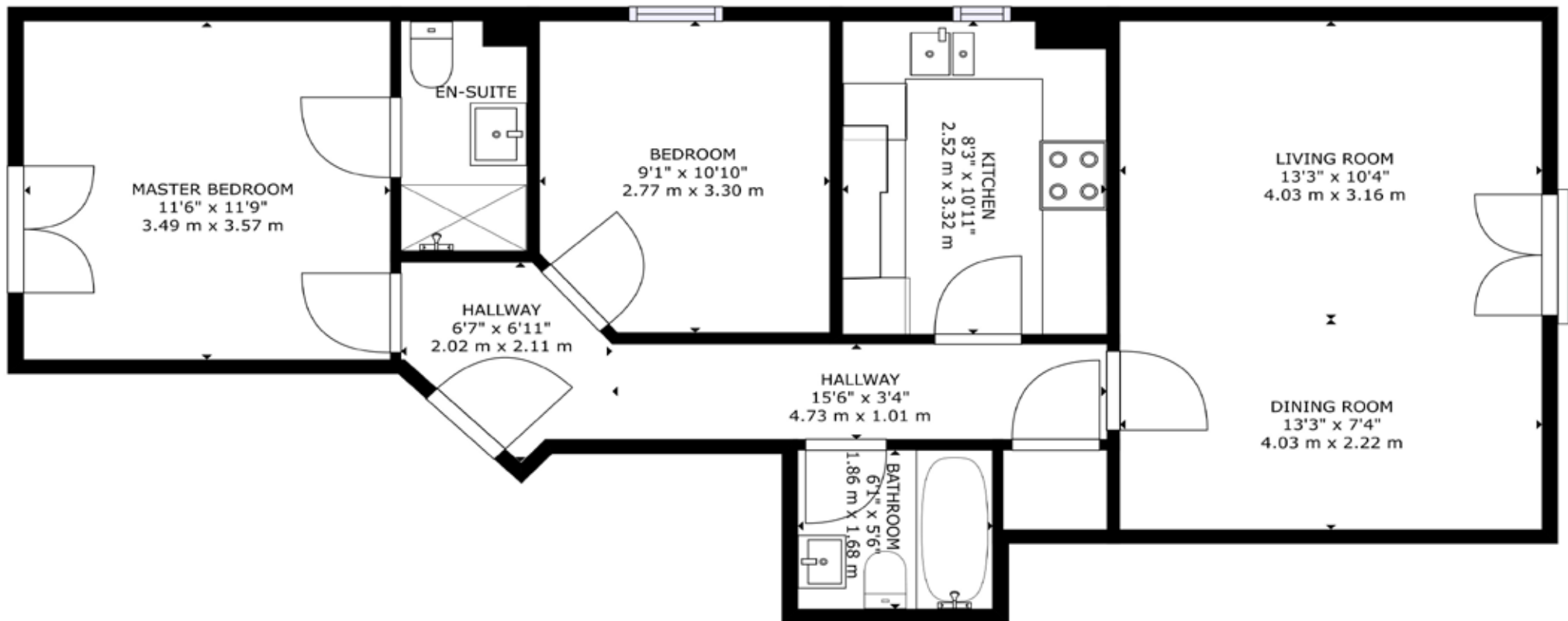
### Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches while not being far from the famous Hengistbury Head and New Forrest national park. It has great transport with a bustling high street which over recent year has been rejuvenated to include many independent café's, restaurants, deliquescent and boutique style shops.

### Why Hengistbury Head?

Hengistbury Head is a fascinating place not only for its wide variety of habitats including heathland, grassland, scrub, woodland, freshwater wetland and coastland but also for its internationally important archaeology and geology. Hengistbury Head has something for all the family from dog walks, nobby trains and a 9 hole golf course for any budding golfers.





GROSS INTERNAL AREA  
 FLOOR 1: 745 sq. ft, 69 m2  
 TOTAL: 745 sq. ft, 69 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**FLOOR 1**

**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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