



FLAT 4 OCEAN HEIGHTS
22
BOSCOMBE CLIFF ROAD
BH5 1LA

GUIDE PRICE
£375,000-£400,000
LEASEHOLD

“A superbly presented,
three bedroom,
ground floor flat with
sea views and
secure
underground parking”

Winkworth

for every step...

GUIDE PRICE £375,000 - £400,000

Three Bedrooms
Two Bathrooms
Modernised Throughout
Ground Floor Flat
Private Patio
Sea Views
Secure Underground Parking

EPC: D | COUNCIL TAX: A | LEASEHOLD 150 YEARS REMAINING |
MAINTENANCE £3270 P/A | GROUND RENT N/A | PETS PERMITTED |
HOLIDAY LETS NOT PERMITTED

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Why Boscombe Cliff Road?

Boscombe Cliff Road is located in Boscombe Manor, Southbourne's most sought-after area. It is conveniently located just a stone's throw to the clifftops which is home to miles of sandy beaches and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features which include oak panelled entrance hallways. Whether you are taking a leisurely stroll along the clifftops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed!

This three bedroom, two bathroom, ground floor flat has been tastefully modernised throughout. The kitchen has been re fitted with classic, handleless cabinets, integrated mid height

double oven, hob with overhead extractor, tall fridge freezer and washing machine, countertops and flooring to complement.

There are three bedrooms, all double in size. Bedroom one benefits from a range of fitted furniture with views and direct access to a private patio and adjoining communal gardens. Bedroom three is currently used as a home office. The family bathroom has been modernised to include a bath with overhead shower and glass shower screen, vanity unit with built in wash hand basin, WC, tiled walls and flooring. There is an additional shower room with a corner shower, vanity unit with built in wash hand basin and WC.

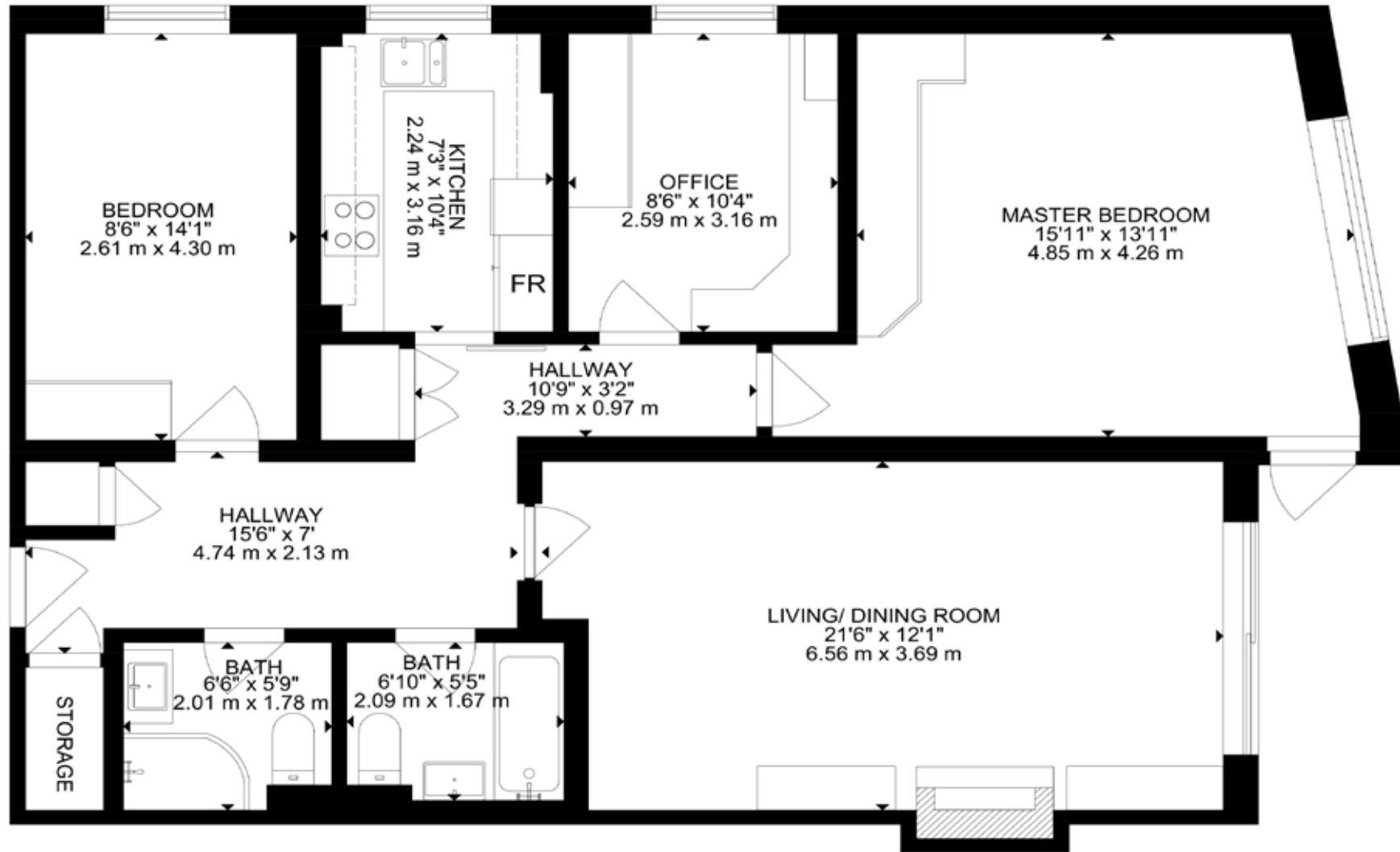
The communal grounds are well maintained with access to Boscombe Cliff Gardens and beach. There is visitors parking to the front with secure underground residents parking.



Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.





GROSS INTERNAL AREA
TOTAL: 1054 SQ FT, 98 m²

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.



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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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