

847B
CHRISTCHURCH ROAD
BOURNEMOUTH
BH7 6AR

LEASEHOLD
ASKING PRICE
£240,000

"A two bedroom, ground floor flat with modern open plan kitchen / lounge / dining room, driveway providing off road parking and private outside space, less than a mile to Southbourne high street"

Winkworth

for every step...

ASKING PRICE £240,000

Two Bedrooms
Ground Floor Flat
Open Plan Kitchen / Lounge / Dining Room
Modern Kitchen
Less Than A Mile To Southbourne
Driveway Providing Off Road Parking
Private Outside Space

EPC: C | COUNCIL TAX: A | LEASEHOLD 996 YEARS REMAINING | MAINTENANCE AS AND WHEN | GROUND RENT N/A | PETS PERMITTED

01202 434365
southbourne@winkworth.co.uk











Why Christchurch Road?

Conveniently located in Pokesdown conveniently located adjacent to amenities and less than 900 meters to Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés , restaurants, micro breweries and shops along with excellent transport links. Pokesdown train station is just 150 meters away, making the ideal location for anyone looking to commute. Southbourne cliff tops are less than a mile away where you can admire the panoramic views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag and you will find miles of golden sandy beach with a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafés and bars to take in along the way.

This two bedroom ground floor flat is well presented throughout with a dual aspect, open plan kitchen / dining / lounge which is flooded with natural light. The kitchen area is fitted with a range of modern cabinets and integrated appliances with counter tops to complement.

There are two double bedrooms, both serviced by the family bathroom which incorporates a bath with overhead shower, wash hand basin and wc with stylish wall and floor tiles.

There is allocated off road parking to the front of the property with a gate leading to your own private entrance and outdoor area which provides the ideal space for outdoor entertaining.











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 don t 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
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.”

Winkworth

for every step...