



3A SEAWARD AVENUE  
BOURNEMOUTH  
BH6 3SJ

LEASEHOLD  
GUIDE PRICE  
£350,000 - £375,000

“A two bedroom  
maisonette with open  
plan kitchen / lounge /  
dining room, spacious,  
private balcony  
overlooking woodland  
with off road parking,  
conveniently  
located just 250 metres  
to Southbourne cliff  
tops and 300 metres  
to Southbourne high  
street”

**Winkworth**

for every step...

GUIDE PRICE £350,000 - £375,000

Two Bedroom  
Maisonette  
Off Road Parking  
Large Secluded Balcony Overlooking Fisherman's Walk  
Private Entrance  
Sea Glimpses  
Close To Local Amenities

EPC: C | COUNCIL TAX: C | LEASEHOLD 980 YEARS REMAIN-  
ING | MAINTENANCE AS AND WHEN | GROUND RENT £50  
P/A | NO HOLIDAY LETS PERMITTED | PETS BY CONSENT

01202 434365  
southbourne@winkworth.co.uk





### Why Seaward Avenue?

Seaward Avenue enjoys an enviable location just 300 meters to Southbourne high street which has been rejuvenated in recent years to include an array of independent cafés, restaurants and convenience shops. There are excellent transport links to Christchurch and Bournemouth along with Pokesdown train station for anyone looking to commute.

The cliff tops are also just 250 meters away where you can admire the breathtaking panoramic views from the Isle of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and the promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with numerous beach side cafe, bars and restaurants to take in along the way.

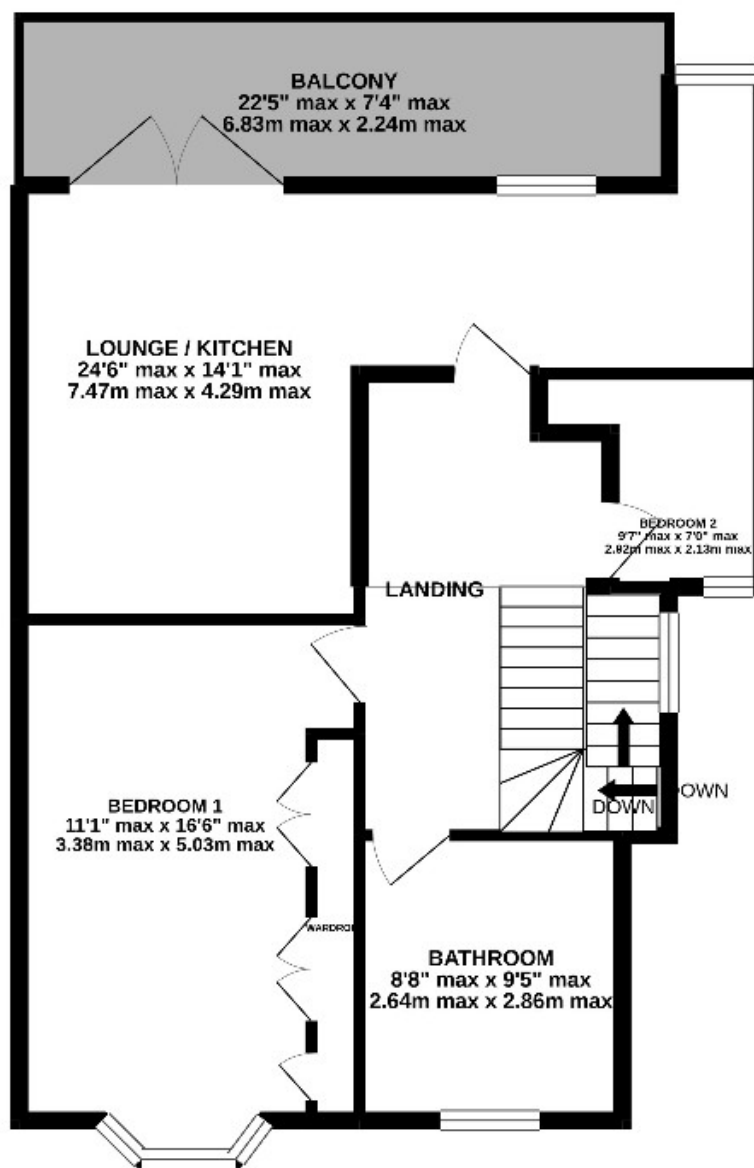
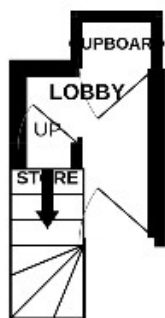
This two bedroom maisonette enjoys a private entrance, off road parking and is well presented throughout.

The open plan lounge / kitchen is light and airy with the kitchen area enjoying a range of modern fitted cabinets, integrated appliances and counter tops to complement and breakfast bar seating for two people. The lounge has double patio doors leading out to the spacious private balcony with artificial grass.

There are two bedrooms, both serviced by the large family bathroom which incorporates a roll top bath, separate shower cubicle, wash hand basin and wc with fully tiled walls and flooring.

The front of the property is laid to tarmac with off road parking.





#### 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.



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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.”

Winkworth

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