



FLAT 3
11 SOUTHERN ROAD
BOURNEMOUTH
BH6 3SR

LEASEHOLD
ASKING PRICE
£230,000

“A well presented, two
bedroom flat with an
allocated
parking space
conveniently located
just 300 metres to both
Southbourne cliff tops
and the high street.”

Winkworth

for every step...

ASKING PRICE £230,000

Two Bedrooms

One Bathroom

Open Plan Modern Kitchen/Lounge

300 metres to Southbourne Cliff Tops

300 metres to Southbourne High Street

Allocated Off Road Parking For One Car

EPC: C | COUNCIL TAX: C | LEASEHOLD 977 YEARS REMAIN-
ING | MAINTENANCE £800 P/A | GROUND RENT N/A | PETS
BY CONSENT | HOLIDAY LETS PERMITTED

01202 434365

southbourne@winkworth.co.uk





Why Southern Road?

Southern Road enjoys an enviable location just 300 metres to Southbourne cliff tops where you can admire the panoramic views from Old Harry Rocks to the Isle Of Wight. 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 range of beach side cafés, bars and restaurants to take in along the way.

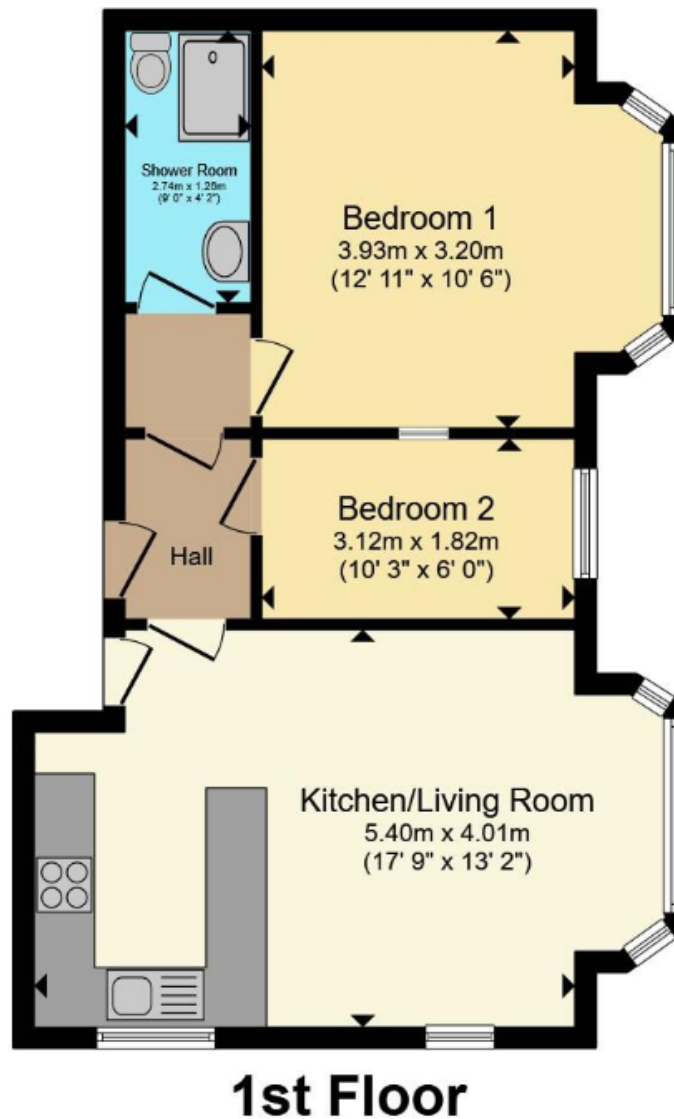
Southbourne high street is 300 metres away. The high street has been rejuvenated in recent years to include a number of independent cafés, bars, restaurants and convenience shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

This two bedroom, first floor flat is well presented throughout. The open plan modern kitchen/lounge enjoys a dual aspect and a feature bay window that floods the room with natural light, the kitchen area is fitted with a range of modern cabinets, integrated oven, hob with space and plumbing for appliances and a small breakfast bar with seating for two.

Both bedrooms enjoy a front aspect and are serviced by the family shower room which includes a large double walk in shower, wash hand basin and wc complemented with stylish tiles.

Outside, the property is well maintained with a driveway to the front providing residents allocated off road parking.

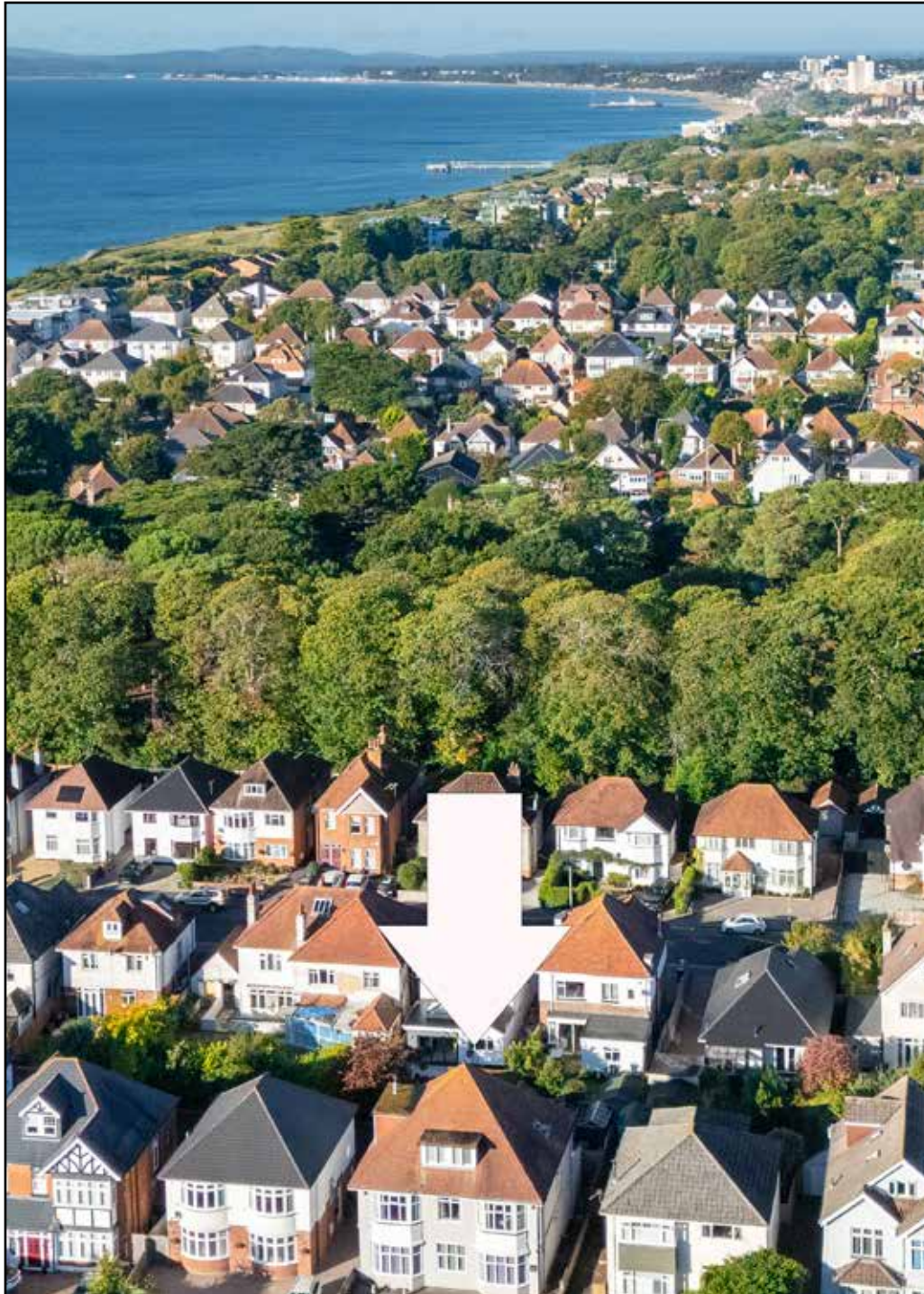




Total floor area 51.8 m² (558 sq.ft.) approx

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.”

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