



FLAT 2
BROOM CLOSE
WICK LANE
BOURNEMOUTH
BH6 4LF

LEASEHOLD
GUIDE PRICE
£500,000 - £525,000

“An exceptionally spacious, well presented, three double bedroom maisonette in a highly sought after location just 250 metres to the Stour river with off road parking and garage.”

Winkworth

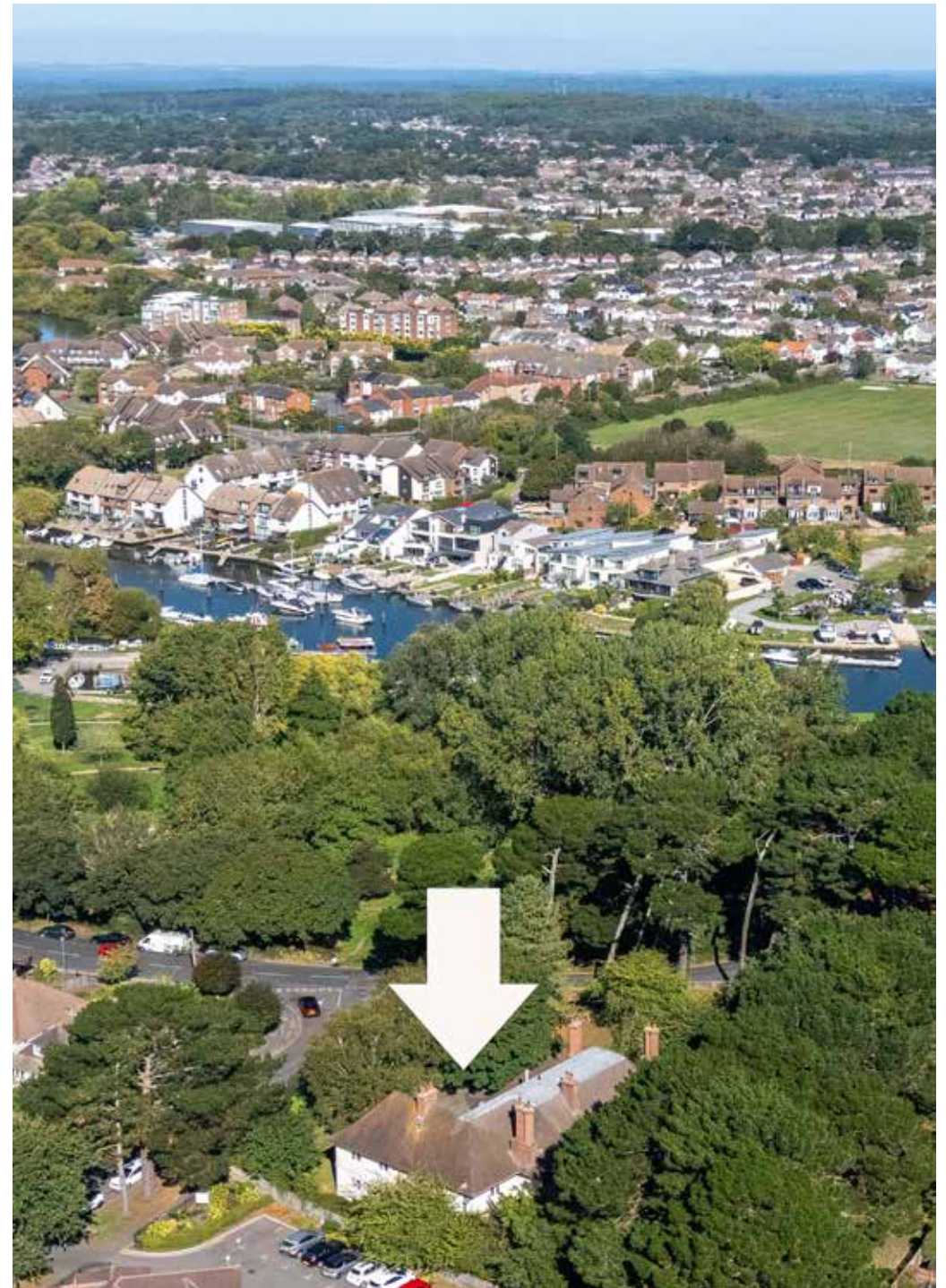
for every step...

GUIDE PRICE £500,000 - £525,000

Three Bedrooms
New Kitchen
Maisonette
Character Flat
Sought After Location
Off Road Parking
Garage

EPC: TBC | COUNCIL TAX: C | LEASEHOLD 84 YEARS REMAINING | MAINTENANCE £1000 P/A | GROUND RENT N/A | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk





Why Broom Close?

This exceptional maisonette is in Tuckton, sitting between Southbourne and Christchurch, 250 metres to the River Stour. Take a leisurely stroll down to the riverside Tuckton tea gardens for an ice cream, have a picnic on the grass while enjoying the view of Christchurch Priory or kayak down the river, Tuckton offers a little slice of peace and tranquillity.

Tuckton high street is less than 350 metres away with a local bakery, butchers, supermarkets, cafés, restaurants and bus routes to Bournemouth and Christchurch. Southbourne beach is less than a mile away with miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. Christchurch train station is also less than a mile away for anyone looking to commute.

This exceptional property has been sympathetically modernised whilst retaining many of the character features including an open fireplace and wood flooring throughout. The property enjoys a spacious open plan lounge / dining room with a feature bay window with views over the garden. The kitchen is well equipped with a range of cabinets and a range master style cooker with counter tops and flooring to complement.

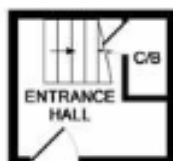
There are three double bedrooms, all serviced by the recently refitted family bathroom which includes a cast iron roll top bath, separate shower cubicle, wash hand basin and wc.

The entrance hall on the ground floor has fitted cupboards offering the ideal space for coat and shoe storage. The garages are located to the side of the property with a path leading to the front door.

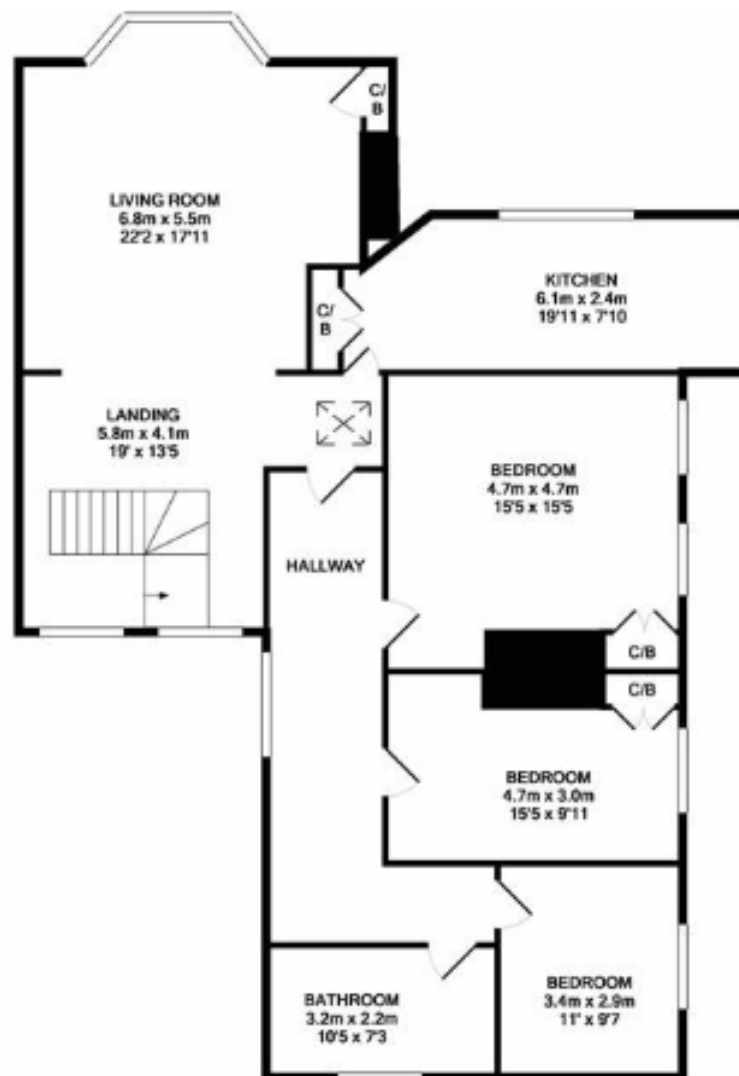




BASEMENT LEVEL
APPROX. FLOOR
AREA 13.8 SQ.M.
(148 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 5.8 SQ.M.
(62 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 129.8 SQ.M.
(1387 SQ.FT.)

TOTAL APPROX. FLOOR AREA 149.3 SQ.M. (1607 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

DISCLAIMER:

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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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