



FLAT 15 MERMAID
COURT
42 SEA ROAD
BOURNEMOUTH
BH5 1BQ

SHARE OF FREEHOLD
GUIDE PRICE
£450,000-£475,000

“A well presented, three double bedroom, first floor flat with an exceptionally spacious terrace and modern open plan kitchen / dining / day room with garage and off road parking just 290 metres to Boscombe Pier”

Winkworth

for every step...

GUIDE PRICE £450,000 - £475,000

Three Bedrooms
Modern Open Plan Kitchen / Dining / Day Room
Exceptionally Large Terrace
290 Metres To Boscombe Pier
Off Road Parking
Garage
Share Of Freehold

EPC: C | COUNCIL TAX: D | SHARE OF FREEHOLD |
MAINTENANCE £2500 P/A | GROUND RENT N/A | PETS
BY CONSENT | NO HOLIDAY LETS PERMITTED

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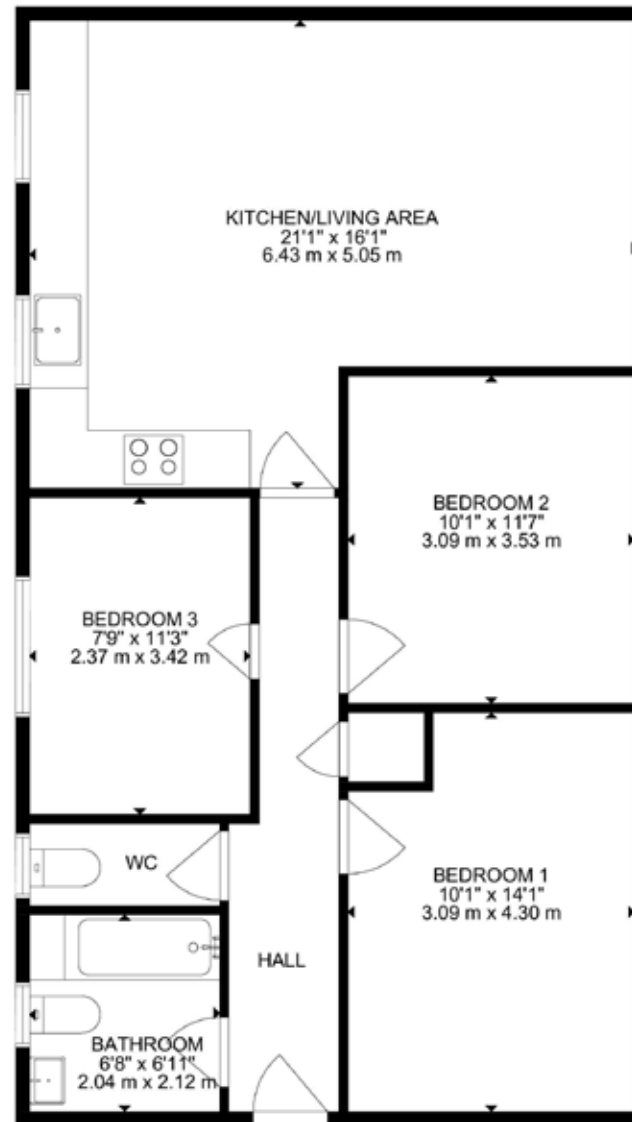
Why Sea Road?

Mermaid Court is ideally located just 290 metres to Boscombe Pier where you can find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sport available by Boscombe Pier with a range of beach side café's, bars and restaurants to take in along the way. Boscombe high street is approximately half a mile away. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach front Chine Gardens has paths winding around flower beds and a mini-golf course.

This three bedroom apartment is ideally located just 290 metres to Boscombe Pier. The open plan kitchen / dining / day room is flooded with natural light and leads out to an exceptionally large terrace boasting an outdoor oven, fridge and fire pit. The kitchen includes a range of modern cabinets, integrated appliances and a central island providing seating for four people.

All three bedrooms are double in size and serviced by the family shower room which has been fitted with a double walk in cubicle, wash hand basin and wc complemented with stylish wall and floor tiles. There is a further separate wc. Outside, there is residents off road parking and a garage to the rear.





GROSS INTERNAL AREA
TOTAL: 76 m², 822 SQ FT
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 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.”

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