



FLAT 1A, 16 SEA ROAD
BOSCOMBE
BH5 1DB

ASKING PRICE
£130,000
LEASEHOLD

“ A one bedroom,
ground floor
apartment with
excellent rental
potential,
close to the beach and
local amenities”

Winkworth

for every step...

ASKING PRICE- £130,000

One Double Bedroom
Modern Bathroom
Spacious Lounge / Dining room
Ground floor
Permit Parking Available
Rental Potential
Central location

EPC: E | COUNCIL TAX: TBC | LEASEHOLD 162 YEARS REMAINING |
SERVICE CHARGE £896.58 P/A | GROUND RENT £150 P/A | PETS BY
CONSENT | HOLIDAY LETS WITH LANDLORD CONSENT

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Why Sea Road?

Sea Road is conveniently located just a short distance to Boscombe's vibrant high street where you will find a selection of shops, cafés, the O2 live music venue for any music lovers and bus routes. Boscombe Pier is only 700 meters away where you can enjoy a stroll along the promenade which stretches from Hengistbury Head to Sandbanks. There are a number of restaurants and bars near the pier where you can sit and enjoy a coffee or take part in a selection of water sports that are available.

This tastefully renovated one double bedroom ground floor apartment sits in the heart of the Boscombe town center. The spacious lounge / dining room offers plenty of room for relaxing or entertaining with ample space for a range of living

and dining furniture. The kitchen is equipped with a range of modern units and provides ample space for preparing meals alongside a breakfast bar area, with space and plumbing for washing machine, cooker and fridge freezer.

The bedroom is double in size with natural light flooding through and a large storage cupboard. The bathroom is fully tiled and features a contemporary design with a bathtub, an overhead shower, WC and handwash basin.

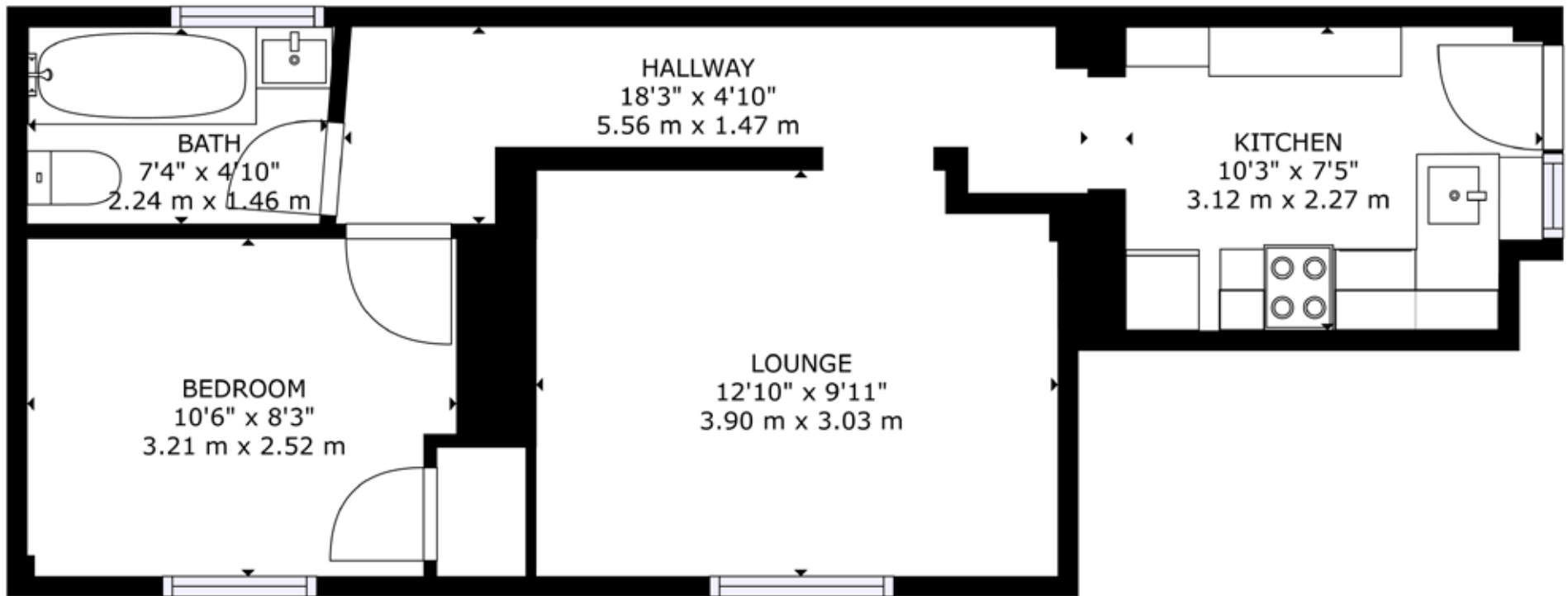
Overall, this renovated ground floor apartment offers a comfortable and convenient living space, making it an attractive option for individuals or couples looking for a well-located property in the town center.



Why Boscombe?

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. 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 nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.





GROSS INTERNAL AREA
 FLOOR 1: 427 sq. ft, 40 m²
 TOTAL: 427 sq. ft, 40 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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 do not 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

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