



FLAT 3 LINCOLN  
LODGE  
1 SOUTHWOOD  
AVENUE  
BH6 3QA

LEASEHOLD  
GUIDE PRICE  
£300,000 - £325,000

“A two double  
bedroom, two  
bathroom, first floor  
flat with off road  
parking just 250  
metres to Southbourne  
cliff tops”

**Winkworth**

for every step...



GUIDE PRICE £300,000 - £325,000

Two Bedrooms  
Two Bathrooms  
First Floor Flat  
250 Metres To Southbourne Cliff Tops  
Off Road Parking

EPC: C | COUNCIL TAX: C | LEASEHOLD 97 YEARS REMAIN-  
ING | MAINTENANCE £1750 P/A | GROUND RENT £125 P/A |  
NO PETS OR HOLIDAY LETS PERMITTED  
01202 434365  
southbourne@winkworth.co.uk







### Why Southwood Avenue?

Southwood Avenue is ideally located just 350 metres to Southbourne cliff tops where you can admire the panoramic views from the Isle Of Wight to Hengistbury Head. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, restaurants and bars. Southbourne high street is located approximately 230 metres away. Southbourne high street has been rejuvenated over recent years to include a number of independent convenience shops, bars and restaurants and benefits from excellent transport links and Pokesdown train station for anyone looking to commute. This property is ideal for anyone looking for coastal living.

This two bedroom, first floor flat is offered with vacant possession. The kitchen is well equipped with a range of cabinets with integrated oven, hob and fridge freezer with space and plumbing for washing machine, counter tops and flooring to complement.

There are two double bedrooms with the primary benefiting from an en-suite shower room. The family bathroom includes a bath with overhead shower and glass shower screen, wash hand basin and wc with fully tiled walls and wood effect laminate flooring.

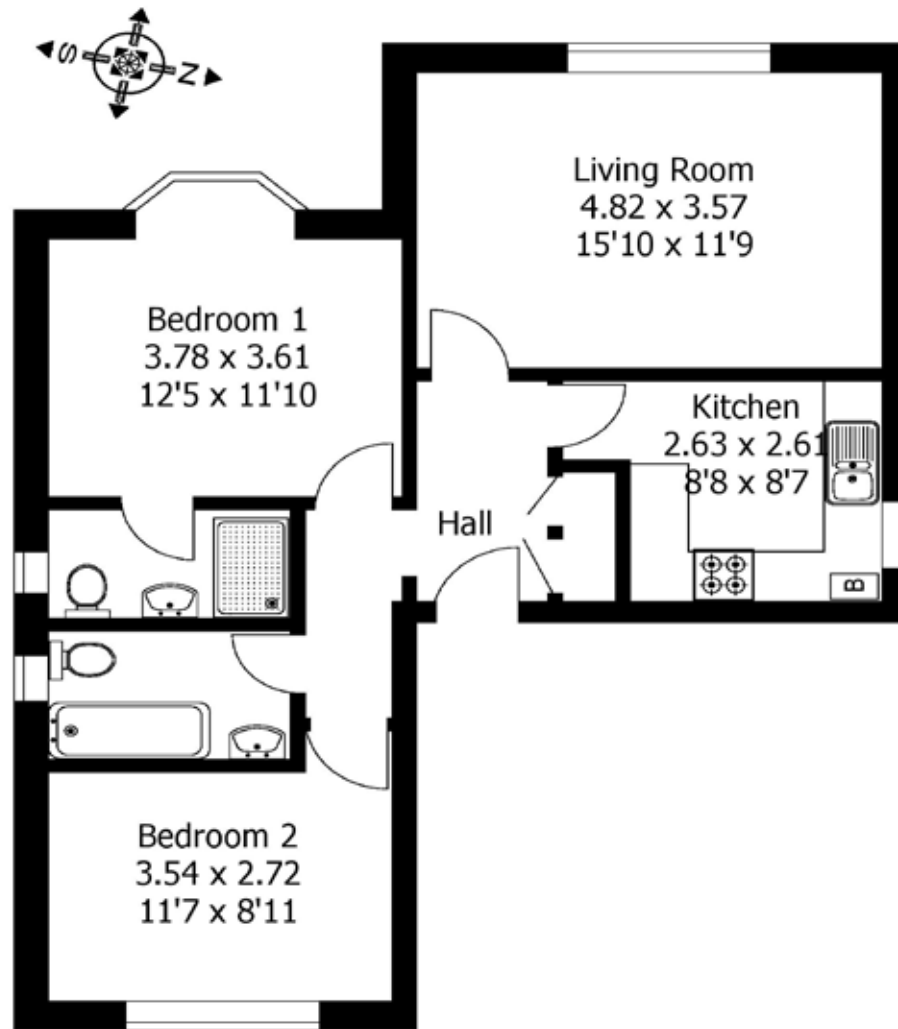
Outside, there is parking to the front and the side of the property.







Approximate Gross Internal Area :- 65 sq m / 700 sq ft



**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

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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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