



FLAT 12 SEASKEEM
11 WARREN EDGE ROAD
BOURNEMOUTH
BH6 4AU

ASKING PRICE
£160,000
LEASEHOLD

“A well presented one
bedroom, top floor
flat with allocated off
road parking, just 400
meters to Southbourne
beach”

Winkworth

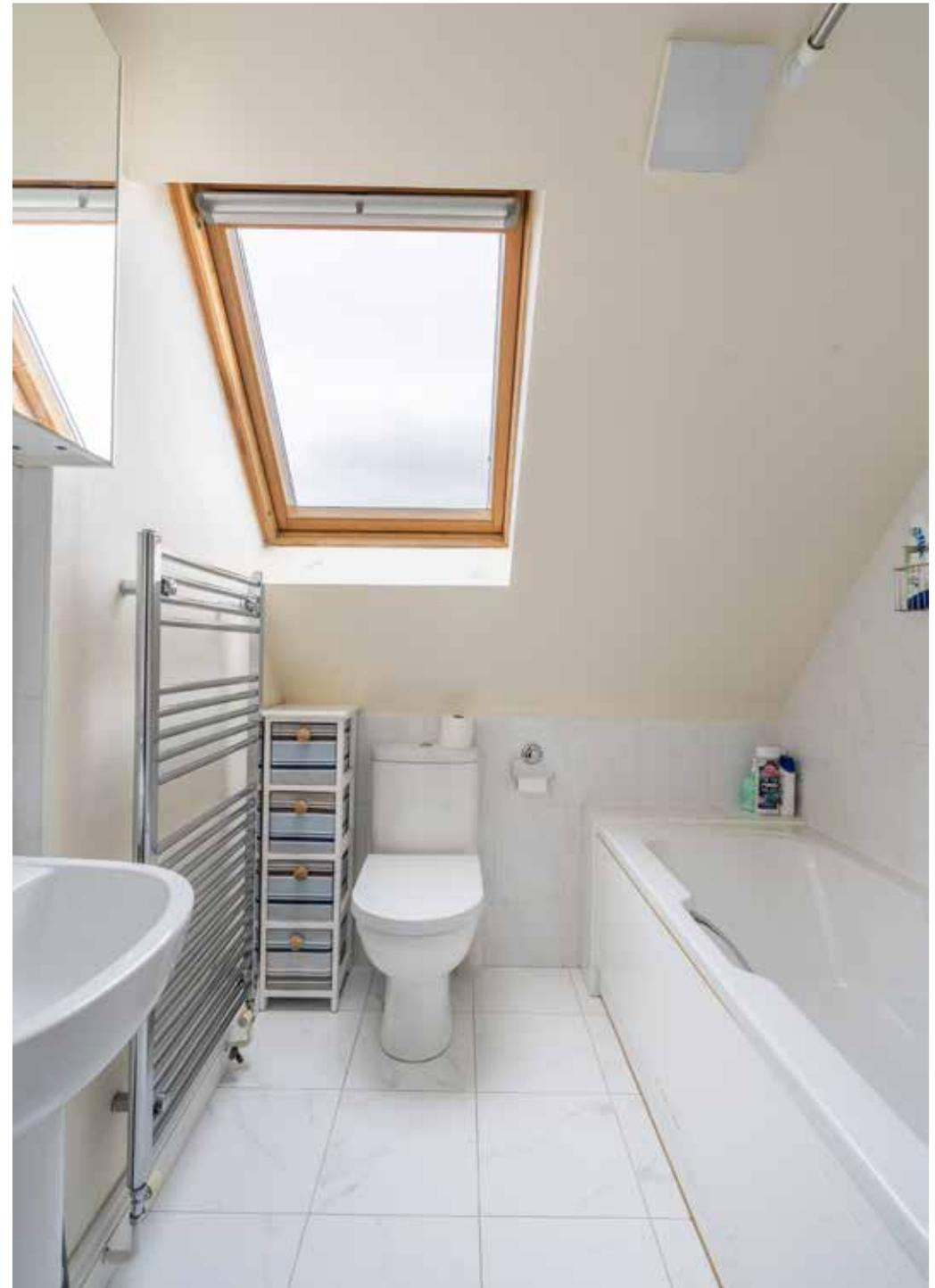
for every step...

ASKING PRICE £160,000

One Double Bedroom
Top Floor Flat
Allocated Off Road Parking
400 Meters To Southbourne Beach
Well Presented Throughout

EPC: C | COUNCIL TAX: A | LEASEHOLD TBC YEARS REMAINING | SERVICE CHARGE APPROX £1800 P/A P/A | GROUND RENT £250 P/A | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk





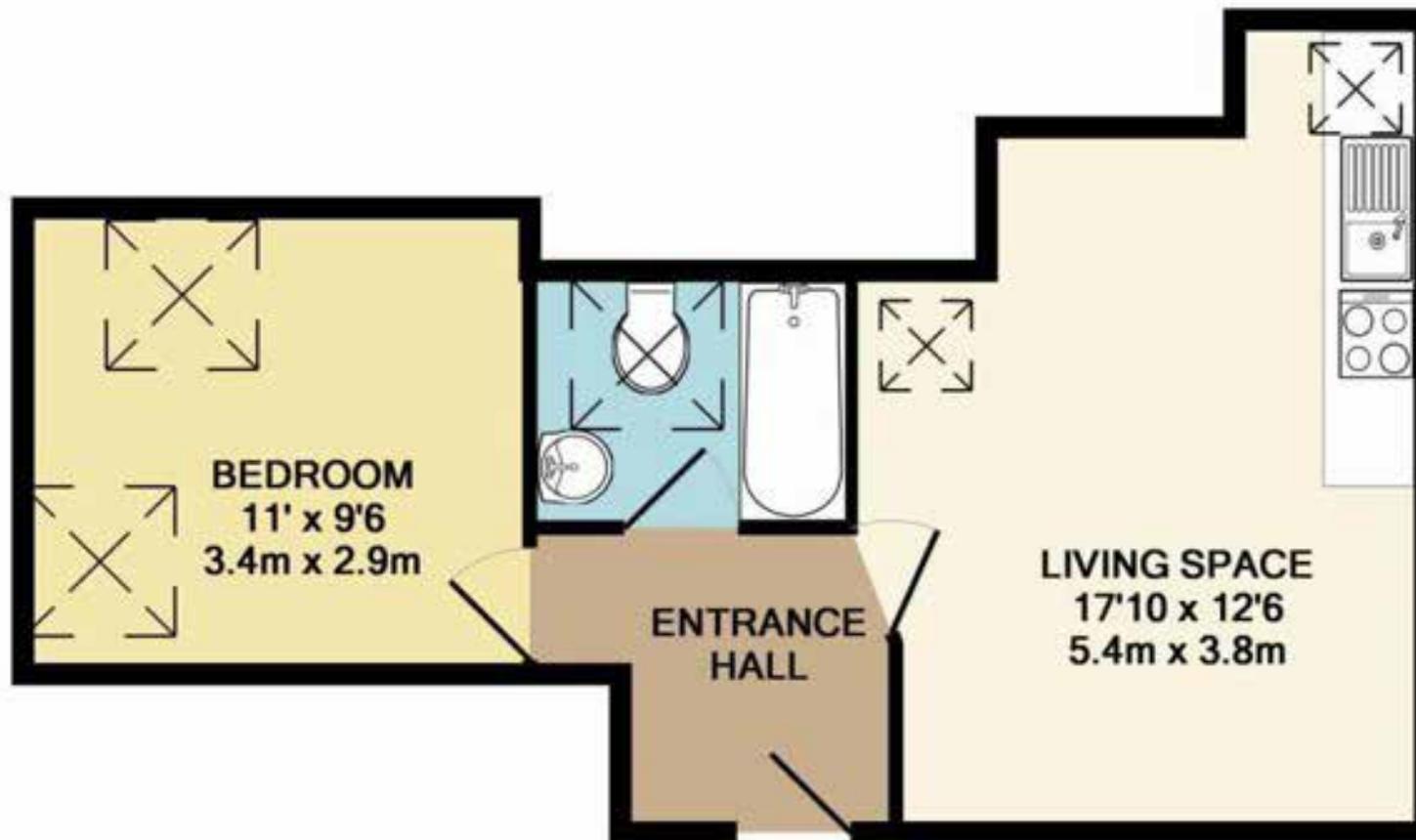
Why Seaskem?

Seaskem is a development of just 14 apartments, less than 400 meters to Southbourne beach where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Miles of golden sandy beach stretch along a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side restaurants, bars and cafés to enjoy along the way. Southbourne's vibrant high street is approximately a mile away with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. The high street has been rejuvenated in recent years to include independent cafés, bars, shops and restaurants.

This one double bedroom, top floor flat, is well presented throughout. The open plan kitchen / lounge / dining room is well equipped with a range of modern fitted cupboards, integrated oven and hob with over head extractor with counter tops and flooring to complement.

The bedroom enjoys dual aspect velux windows, flooding the room with natural light. The family bathroom includes a bath with over head shower, wash hand basin and wc with part tiled walls and fully tiled flooring.

Outside, the property is conveyed with allocated parking.



TOTAL APPROX. FLOOR AREA 385 SQ.FT. (35.8 SQ.M.)

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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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for every step...