



FLAT 10 SEACROFT  
24 SEA ROAD  
BOSCOMBE SPA  
BH5 1DF

ASKING PRICE  
£210,000  
LEASEHOLD

“A two double  
bedroom top floor  
flat with private roof  
terrace, just 700  
meters to Boscombe  
Pier”

**Winkworth**

for every step...

ASKING PRICE- £210,000

Two Double Bedrooms  
Modern Kitchen  
Private Roof Terrace  
Spacious Lounge / Dining Room  
Allocated Parking  
700m To The Beach  
180m To The High Street

EPC: TBC | COUNCIL TAX: B | LEASEHOLD - 162 YEARS REMAINING  
| SERVICE CHARGE £1550 | GROUND RENT - PEPPERCORN | PETS BY  
CONSENT | HOLIDAY LETS NOT PERMITTED

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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, café's, 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 modern two double bedroom top floor apartment benefits from a dual aspect lounge flooding the room with natural light with double patio doors leading out to a private roof top terrace which is generous in size with ample space for dining

furniture to enjoy al fresco dining or to simply relax on a sun lounger with a book and soak up the sun.

The modern kitchen has handleless cabinets, integrated oven and hob with overhead extractor with space and plumbing for washing machine and fridge freezer, complimented with wood effect worktops and tiled flooring.

Both bedrooms are double in size and serviced by the modern fitted family shower room which includes a double walk in shower cubicle, vanity unit with built in wash hand basin, WC, heated ladder towel rail with stylish part tiles walls and flooring.

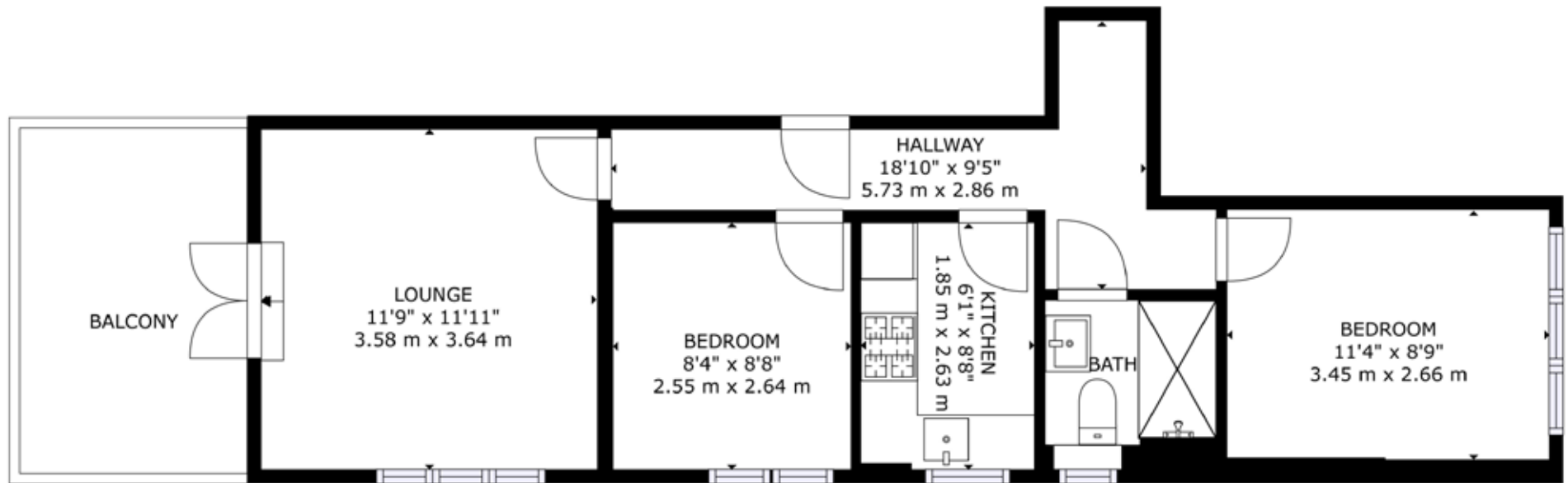
The property is conveyed with one allocated parking space with additional visitors parking.



## Why Boscombe Spa?

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: 513 sq. ft, 48 m<sup>2</sup>  
 TOTAL: 513 sq. ft, 48 m<sup>2</sup>

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.”

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