



FLAT 2, 36 SEA ROAD
BOSCOMBE SPA
BH5 1DQ

GUIDE PRICE
£200,000-£220,000
LEASEHOLD

“ A two double
bedroom ground floor
garden flat with private
entrance and garden
less than half a mile to
Boscombe beach”

Winkworth

for every step...

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Spacious Lounge
Two Double Bedrooms
Modern Bathroom
Private Rear Garden
Off Road Parking
Character Features & High Ceilings
Ensuite WC
Private Entrance

EPC: TBC | COUNCIL TAX: C | LEASEHOLD - 160 YEARS | GROUND RENT- PEPPERCORN | MAINTENANCE £131 PER MONTH | HOLIDAY LETS NOT PERMITTED | PETS BY CONSENT

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Why Sea Road?

Sea Road is conveniently located less than half a mile to Boscombe high street where you can find an array of cafes, restaurants, shops and the O2 live music venue. Also located less than half a mile away is Boscombe Pier where you can find bistro's, bars and restaurants on the miles of golden sandy beaches with a promenade that stretches from Hengistbury Head to Sandbanks. Whether you are sitting in a café admiring the view or taking part in the available water sports, this is the ideal location for anyone looking for coastal living.

This two double bedroom apartment is stylishly presented throughout. The spacious lounge / dining room has beams on the ceiling giving the room texture and character. There is ample space for living and dining furniture with double doors

flooding the room with natural light, leading out to the private garden. The kitchen / breakfast room has a range of units with an integrated oven and hob with overhead extractor, space and plumbing for washing machine and fridge / freezer. Tiled splash back and wood laminate flooring to compliment.

Both bedroom are double in size with bedroom one benefiting from an en-suite WC and wash hand basin. The family bathroom is generous in size and includes a bath with overhead shower and shower screen, a wooden vanity with butlers sink, WC, heated ladder towel rail with tile effect vinyl flooring.

Outdoor is low maintenance and fully laid to patio, ideal for enjoying al fresco dining, or simply lounging in the sun with a book. To the front of the property there is parking for one vehicle.

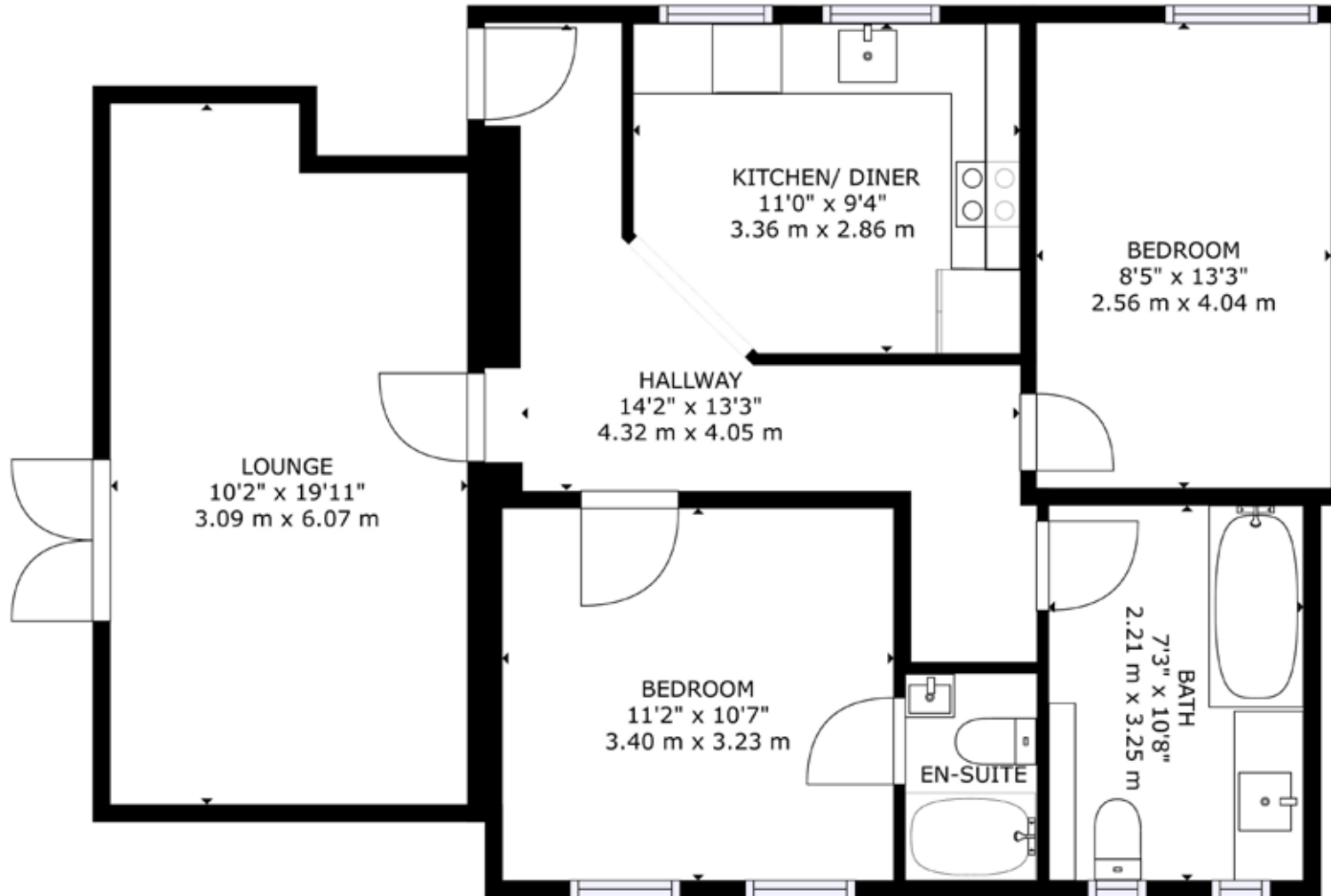


Why Boscombe?

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: 784 sq. ft, 73 m²

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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