



**36 HONEYCOMBE BEACH**  
BOSCOMBE SPA, BH5 1LG  
GUIDE PRICE - £250,000-£275,000







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## **A stylish two double bedroom, beach front apartment with open plan living, secure underground parking and a residents gym. Offered with no forward chain.**

A luxurious, two double bedroom, two bathroom apartment, ideally situated in Honeycombe Beach, within an exclusive gated development, directly on Bournemouth's golden sandy beach which has recently won several awards including "Best beach in the UK".

The property is situated on the first floor and boasts an expansive lounge/diner which is open plan into the fully fitted, modern kitchen and also opens out onto the spacious balcony.

Both bedrooms are double in size with the main bedroom enjoying an en suite shower. The separate family bathroom features a full size bath tub, WC and hand wash basin. There is ample storage with two large cupboards in the hallway.

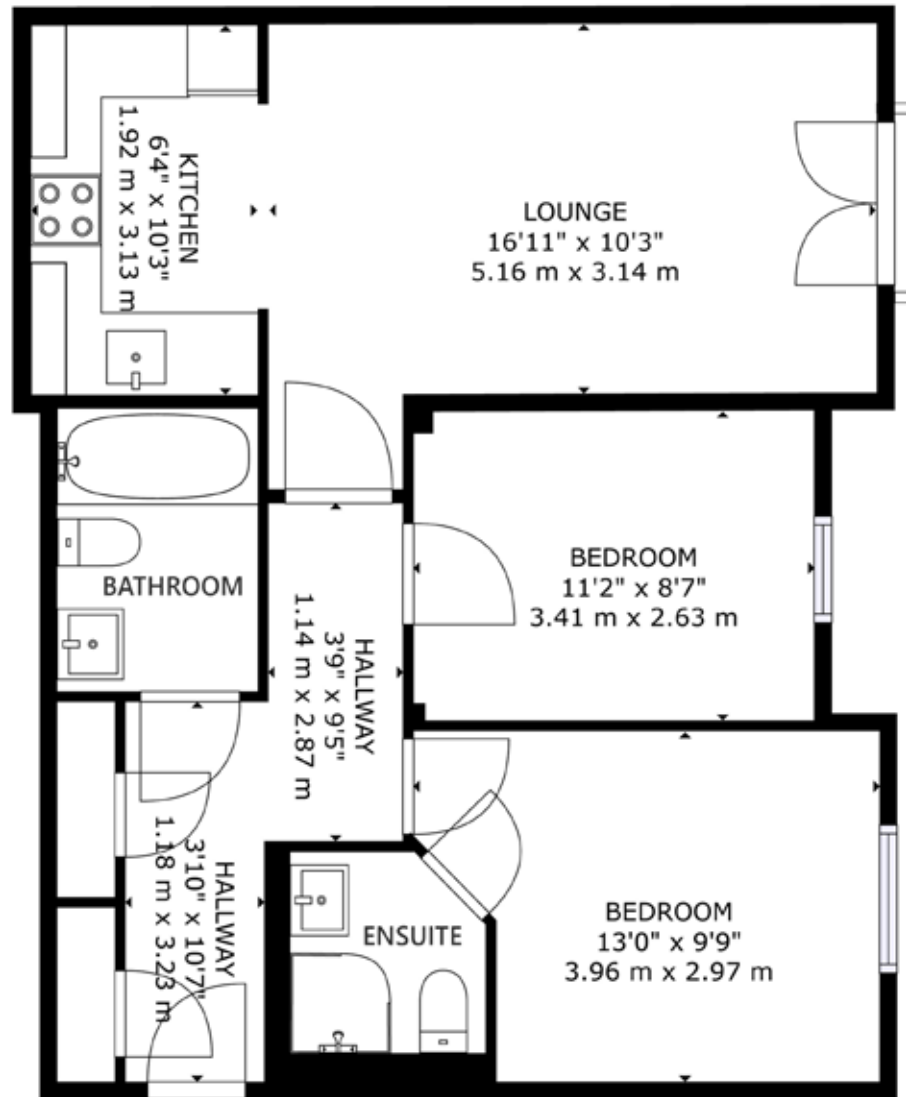
The property benefits from a well equipped residents gym as well as a secure, under-ground parking space and lift access to all floors.

Beach living is right on your doorstep with the local favorites – Urban Reef restaurant and Wood fired Pizza kitchen providing al fresco dining options as well as surf and water sports hire. The property is offered with no forward chain.

**Two Double Bedrooms | Large Bathroom | Open-plan Living Space |  
Modern Kitchen | Spacious Balcolny | En-Suite Shower | Secure Underground  
Parking | Residents Gym | Beach Front Access**

EPC: C | COUNCIL TAX: E | LEASEHOLD - 134 YEARS | MAINTENANCE - CIRCA £3000 PA | GROUND RENT - £800 PA | PETS BY CONSENT





GROSS INTERNAL AREA  
 FLOOR 1: 667 sq. ft, 62 m<sup>2</sup>  
 TOTAL: 667 sq. ft, 62 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

**DISCLAIMER:**

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Boscombe is the suburb of Bournemouth and is located to the south east and neighbours both Bournemouth and Southbourne. Boscombe High Street offers a varied shopping experience with a number of well known high street stores. The area benefits from a number of local attractions including the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

## Winkworth Southbourne

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