



FLAT 4
THE GATEHOUSE
3 CHESSEL AVENUE
BH5 1LQ

LEASEHOLD
GUIDE PRICE
£220,000-£230,000

“A two bedroom, two bathroom, first floor apartment with off road parking approximately 800 metres to Boscombe beach and just 500 metres to Boscombe high street ”

Winkworth

for every step...

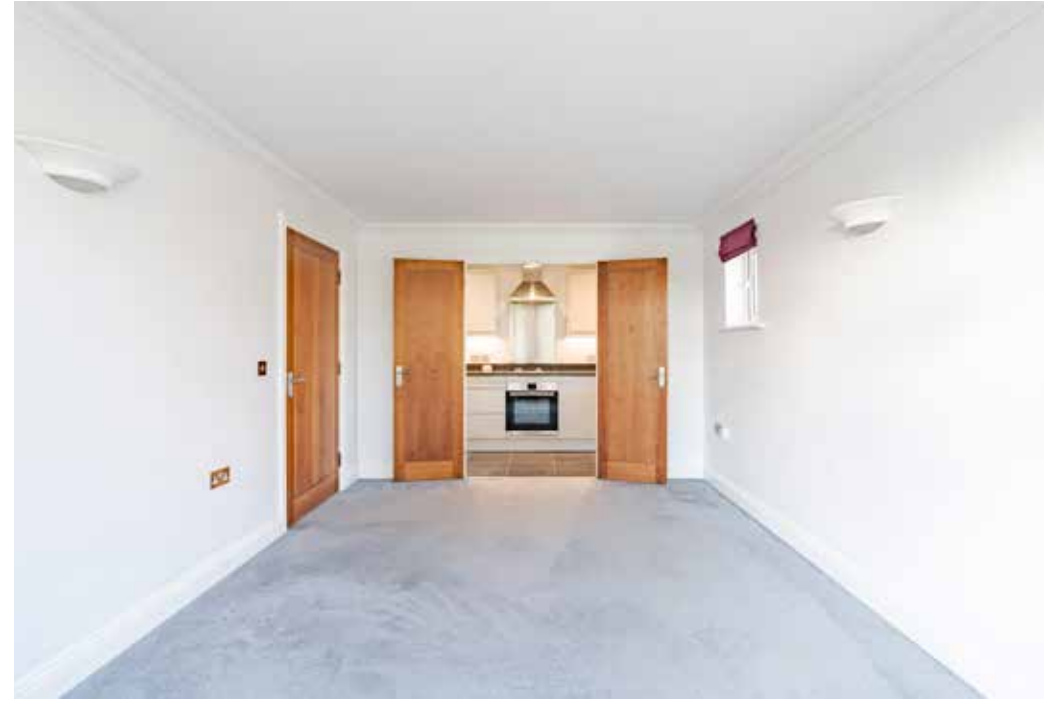
GUIDE PRICE £220,000 - £230,000

Two Bedrooms
Two Bathrooms
Modern Bathroom
Newly Re-Fitted Kitchen
500 Metres To Boscombe High Street
800 To Boscombe Beach
Off Road Parking

EPC: I COUNCIL TAX: C I SHARE OF FREEHOLD 104 YEARS
REMAINING I MAINTENANCE £600 P/A I GROUND RENT
N/A I NO PETS OR HOLIDAY LETS PERMITTED.

01202 434365
southbourne@winkworth.co.uk





Why Chessel Avenue?

Chessel Avenue enjoys a convenient location just 800 metres to Boscombe beach where you can find miles of golden sandy beach and a promenade that stretches from Southbourne to Sandbanks. There are a number of water sports available by the pier with numerous bars, restaurants and cafés to take in along the way.

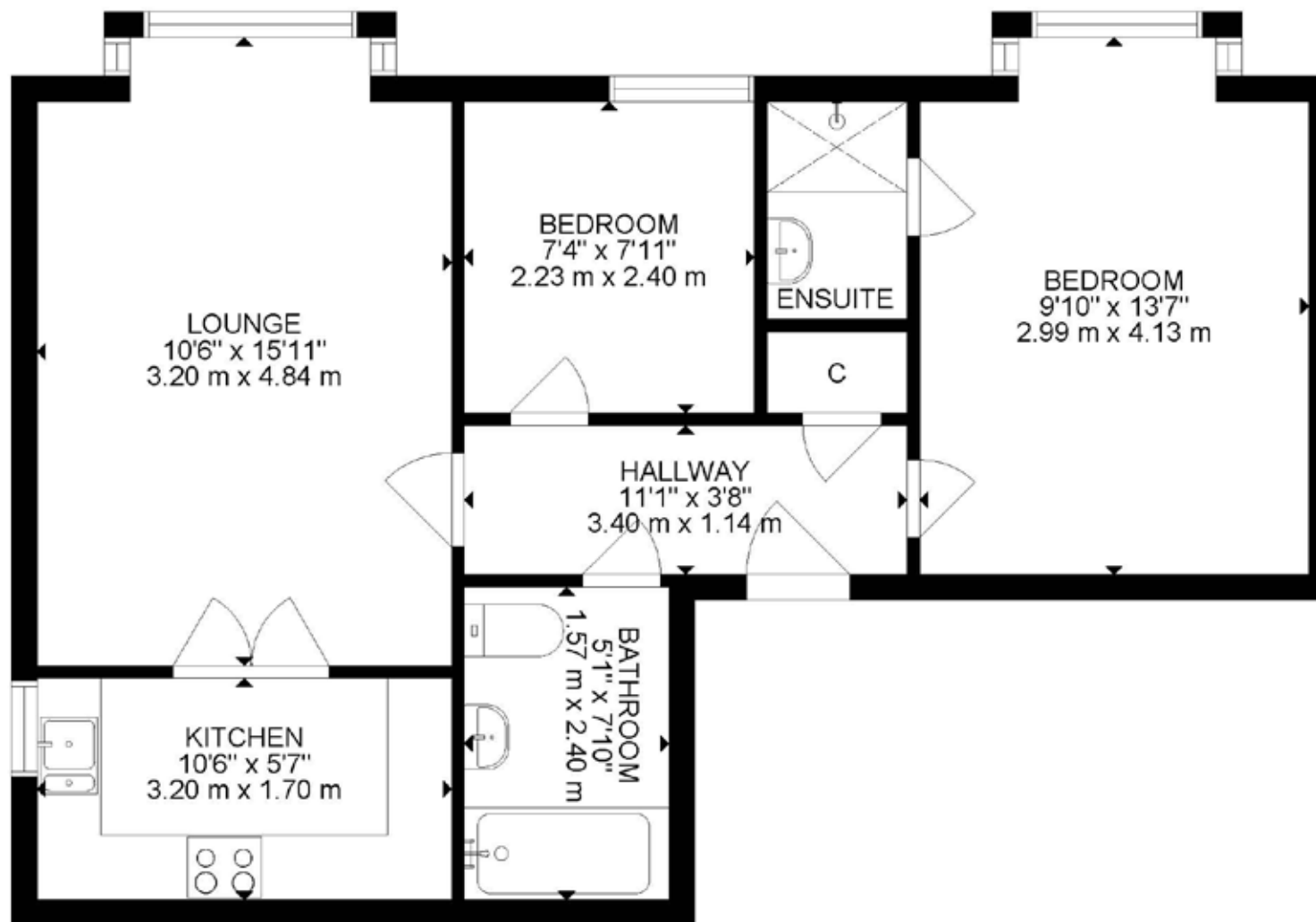
Diverse landmarks in lively Boscombe include art deco buildings, a restored pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach-front Chine Gardens has paths winding around flower beds and a mini-golf course

This two bedroom, first floor apartment is well presented throughout and is offered with vacant possession. The kitchen has been newly re fitted to include a range of modern cabinets, integrated oven, hob and appliances, complemented with stylish counter tops and flooring. Double doors open directly into the dual aspect lounge which is flooded with natural light and a feature box bay window.

There are two bedrooms with the primary enjoying an en-suite shower room. The family bathroom includes a bath, wash hand basin and wc with modern wall and floor tiles.

Outside, the grounds are well maintained with off road parking to the rear.





GROSS INTERNAL AREA
TOTAL: 602 SQ FT, 56 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“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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