



FLAT 1 BLUEBAY
75-77 SOUTHBOURNE
OVERCLIFFE DRIVE
BH5 2EL

LEASEHOLD
GUIDE PRICE
£700,000-£725,000

“A spacious, three
double bedroom
ground floor
apartment set within
the exclusive Bluebay
development with
secure underground
parking”

Winkworth

for every step...

GUIDE PRICE £700,000-£725,000

Three Double Bedrooms
Two Bathrooms
Modern Kitchen
Modern Bathrooms
Underfloor Heating Throughout
Spacious Private Patio
Secure Underground Parking
Private Storage Cupboard Useful For Bikes Or Water Toys

EPC: B | COUNCIL TAX: F | LEASEHOLD 108 YEARS REMAINING | MAINTENANCE £3314 P/A | GROUND RENT N/A | NO PET OR HOLIDAY LETS PERMITTED





Why Southbourne Overcliffe Drive?

Bluebay is a small development of luxury apartments overlooking Southbourne cliff tops where the views stretch from the Isle of Wight to Old Harry Rock. Take a stroll down the zig zag where you will find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier or sit and admire the view in one of the many beach front cafés, bars or restaurants. Southbourne's bustling high street is just a short distance with its array of independent restaurants, cafés and convenience shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

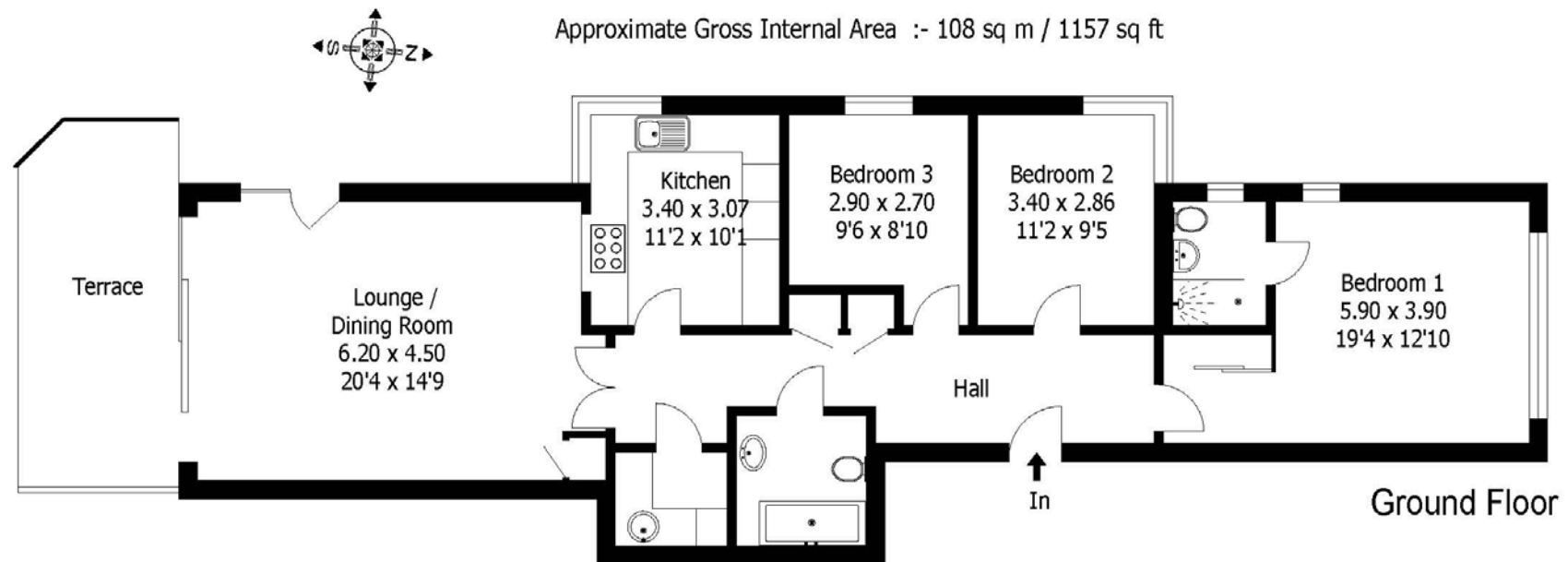
The property has been finished to a high standard. The kitchen

is fitted with modern cabinets, integrated appliances with counter tops and flooring to complement. The spacious open plan lounge / dining area is light and airy with large sliding doors opening onto a beautifully landscaped private patio area, ideal for enjoying al fresco dining.

All three bedrooms are double in size with the primary benefiting from a modern fitted en-suite shower room. The family bathroom includes a bath with over head shower, vanity unit with built in wash hand basin and wc with stylish wall and floor tiles.

Outside, the communal grounds are well maintained with secure underground residents parking.





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.



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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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