



FLAT 5 ALISA LODGE
6 CHURCH ROAD
BOURNEMOUTH
BH6 4AT

LEASEHOLD
OFFERS IN EXCESS OF
£375,000

“A two double bedroom, two bathroom, first floor flat within a modern development with garage and visitor parking just 650 metres to Southbourne beach”

Winkworth

for every step...

OFFERS IN EXCESS OF £375,000

Two Bedrooms
Two Bathrooms
Immaculate Throughout
Private Balcony
600 Metres To Southbourne Beach
Garage & Two Parking Spaces
Visitor Parking

EPC: C | COUNCIL TAX: E | SHARE OF FREEHOLD 992 YEARS
REMAINING | MAINTENANCE £2800 P/A | GROUND RENT
N/A | NO PETS OR HOLIDAY LETS PERMITTED
01202 434365
southbourne@winkworth.co.uk





Why Church Road?

Church Road is ideally located close to local amenities and just 650 meters to Southbourne beach with panoramic sea views from the Isle Of Wight to Old Harry Rocks and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier or take a stroll and stop at one of the many beach side cafés, bars or restaurants, whatever you choose, there is something for everyone to enjoy.

Southbourne's vibrant high street is approximately 1 mile away where you will find an array of independent cafés, restaurants and convenience shops along with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute.

This two bedroom first floor flat is immaculately presented throughout and enjoys a spacious hallway leading to all rooms.

The lounge / dining room is triple aspect, flooding the room with natural light with a door providing direct access onto the private balcony.

Both bedroom are double in size with the primary benefiting from an en-suite shower room. The family bathroom include a bath with over head shower and screen, wash hand basin and wc.

Outside, the communal grounds are well maintained with the driveway leading to a garage block and visitor 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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