



4 SEACOTE
6 WARREN EDGE
ROAD
BOURNEMOUTH
BH6 4AU

FREEHOLD
GUIDE PRICE
£500,000 - £525,000

“A two double
bedroom, two
bathroom town house,
set over three floors
with a balcony, private
garden and car port,
less than 250 metres to
Southbourne beach
and less than a mile to
Hengistbury Head
nature reserve”

Winkworth

for every step...

GUIDE PRICE £500,000 - £525,000

Two Bedrooms
Lounge With Balcony
Kitchen / Breakfast Room
Car Port
Private Courtyard Style Garden
Sought After Location
Town House

EPC: C | COUNCIL TAX: D | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Warren Edge Road?

Seacote is a modern development of town houses and apartments less than 250 meters to Southbourne beach where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks and miles of golden sandy beach stretching along a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side restaurants, bars and cafés to enjoy along the way. Southbourne's vibrant high street is approximately a mile away with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. The high street has been rejuvenated in recent years to include independent cafés, bars, shops and restaurants. Hengistbury Head nature reserve is approximately 2 miles away with a 9 hole golf course.

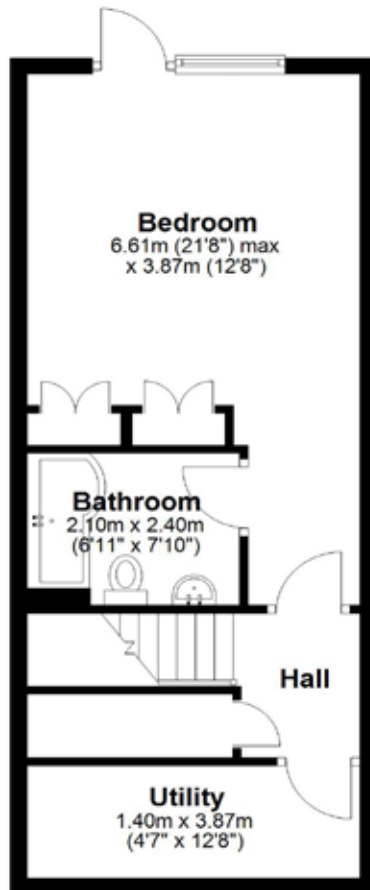
This two bedroom town house is exceptionally well presented throughout with accommodation set over three floors. The ground floor includes a spacious double bedroom with a full en-suite shower room. There is a further ground floor wc. Located on the lower ground floor is the second bedroom which is also a generous double in size and benefits from an en-suite bathroom which incorporates a bath with over head shower and screen, wash hand basin and wc. This bedroom also enjoys direct access to a courtyard style garden.

The kitchen / breakfast room and lounge and located on the first floor. The kitchen has been fitted with a range of modern cabinets with integrated appliances and ample space for dining furniture. The lounge is flooded with natural light with double doors giving direct access to the balcony where you can enjoy the sea views.



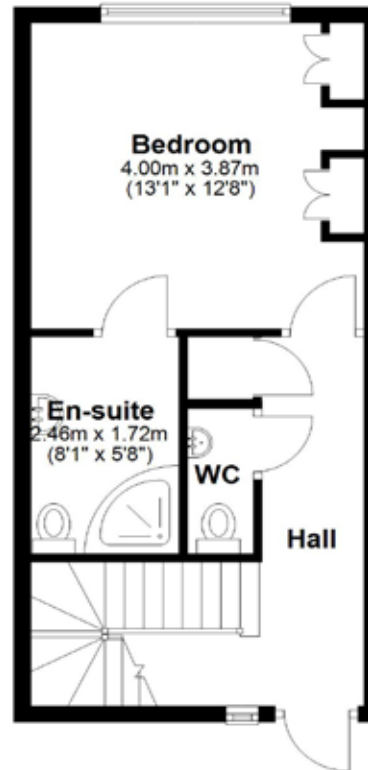
Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



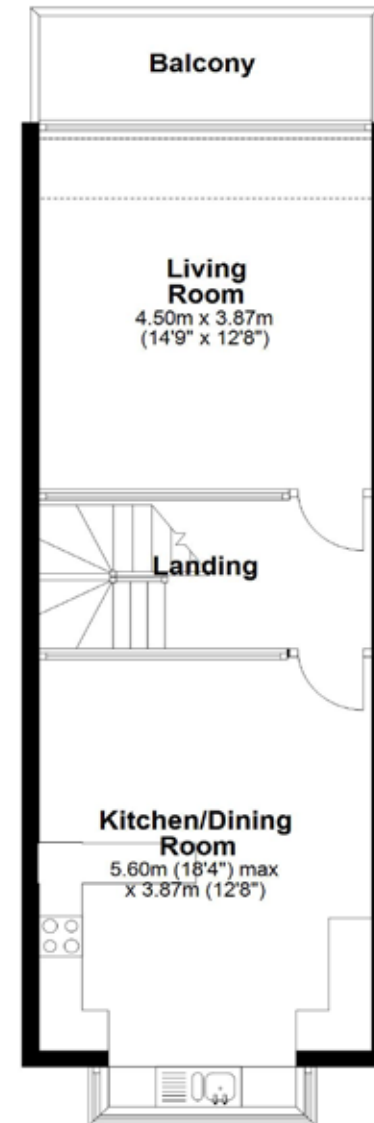
First Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



Second Floor

Approx. 46.0 sq. metres (495.2 sq. feet)
(excluding Balcony)





Lori Leon

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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.”

Winkworth

for every step...