



FLAT 3 SEASKEEM  
11 WARREN EDGE  
ROAD  
BH6 4AU

LEASEHOLD  
GUIDE PRICE  
£250,000- £275,000

“A two double  
bedroom, ground  
floor flat with  
private entrance,  
balcony and off road  
parking, just 200  
metres to Southbourne  
beach”

**Winkworth**

for every step...

GUID PRICE £250,000-£275,000

Two Double Bedrooms  
Raised Ground Floor  
Private Entrance  
Balcony  
200 Metres To Southbourne Beach

EPC: B | COUNCIL TAX: C | LEASEHOLD 114 YEARS REMAIN-  
ING | MAINTENANCE £1750 P/A | GROUND RENT £250 P/A |  
HOLIDAY LETS PERMITTED | PETS BY CONSENT  
01202 434365  
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## Why Warren Edge Road?

Seaskeem is a development of just 14 apartments, less than 200 meters to Southbourne beach where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. 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 raised ground floor flat is well presented throughout. The kitchen is well equipped with a range of modern fitted cabinets, integrated appliance with counter tops and flooring to complement. The lounge / dining room is flooded with natural light with a door giving direct access to the private balcony.

Both bedrooms are double in size and serviced by the family bathroom which includes a bath with over head shower and screen, wash hand basin and wc.

Outside, to the front, there is a resident car park with guest parking.





**GROSS INTERNAL AREA**  
**TOTAL: 57.6 m<sup>2</sup>, 619.5 SQ FT**  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**DISCLAIMER:**

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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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