



FLAT 1
23 PINECLIFFE
AVENUE
BOURNEMOUTH
BH6 3PY

LEASEHOLD
GUIDE PRICE
£225,000-£250,000

“A one / two bedroom,
ground floor flat with
off road parking,
conveniently located
just 130 metres to
Southbourne cliff tops
and 500 metres to
Southbourne’s vibrant
high street”

Winkworth

for every step...

GUIDE PRICE £225,000-£250,000

One / Two Bedrooms
Modern Open Plan Kitchen / Dining / Day Room
130 Metres To Southbourne Cliff Tops
500 Metres To Southbourne High Street
Off Road Parking
Share Of Freehold

EPC: D | COUNCIL TAX: B | LEASEHOLD 108 YEARS REMAINING | MAINTENANCE £1200 P/A | GROUND RENT N/A | PETS BY CONSENT/ NO HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk





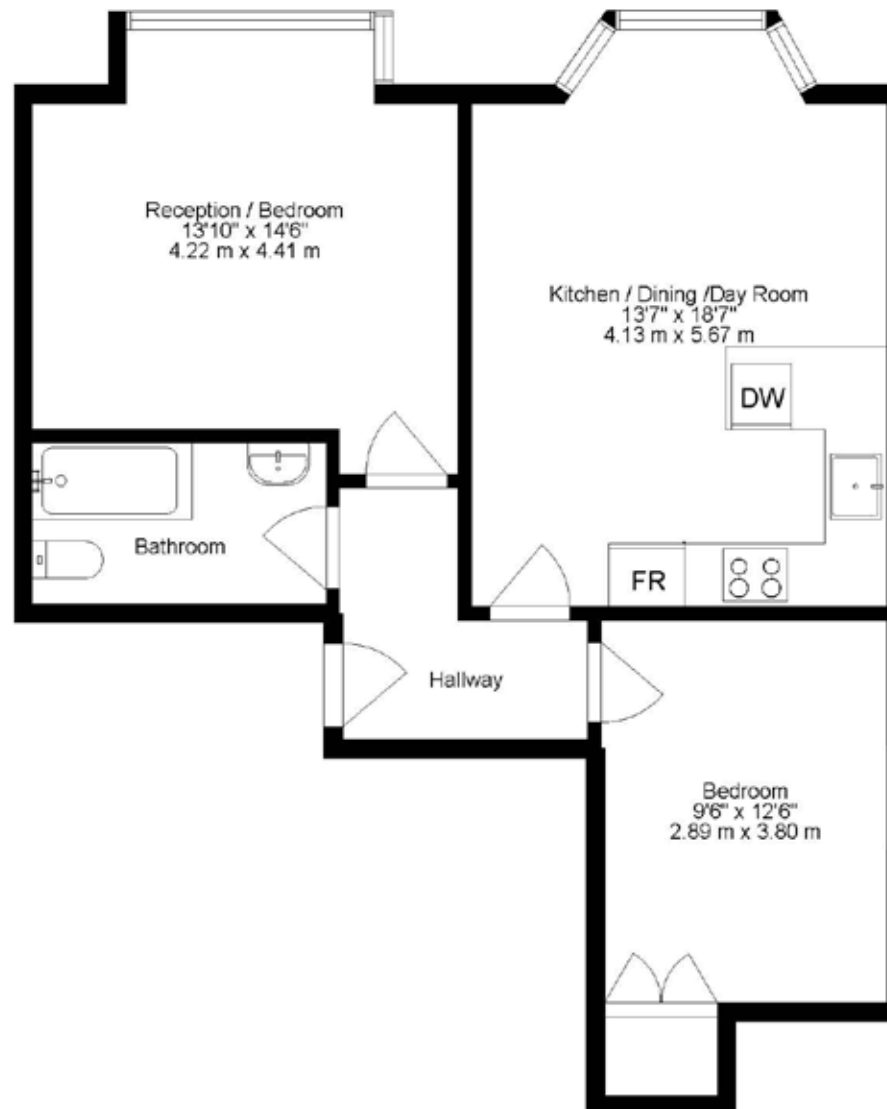
Why Pinecliffe Avenue?

Pinecliffe Avenue is ideally located just 130 metres to Southbourne cliff tops where you can admire the panoramic views from the Isle Of Wight to Hengistbury Head. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, restaurants and bars. Southbourne high street is located approximately 500 metres away. Southbourne high street has been rejuvenated in recent years to include a number of independent convenience shops, bars and restaurants and benefits from excellent transport links and Pokesdown train station for anyone looking to commute. This property is ideal for anyone looking for coastal living.

This one / two bedroom ground floor flat is immaculately presented throughout. The open plan kitchen / dining / day room features high ceilings and a large bay window, providing the ideal space for a table and chairs and flooding the room with natural light. The kitchen is fitted with a range of modern cabinets, integrated oven and hob with space and plumbing for further appliances, counter tops and flooring to complement.

There is a further reception room which could be used as a second bedroom. The bedroom is double in size with fitted wardrobes and chest of drawers. The bathroom incorporates a 'P' shaped bath with overhead shower, wash hand basin and wc with stylish floor tiles. Outside, to the front of the property, there is allocated parking for one vehicle.





GROSS INTERNAL AREA
TOTAL: 645 SQ FT, 60 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.



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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

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