



FLAT 5 MELBOURNE
COURT
46 SEABOURNE ROAD
POKESDOWN
BH5 2HT

ASKING PRICE
£80,000
LEASEHOLD

“ A well presented,
spacious ground floor
one bedroom
apartment situated in
a central location close
to transport links &
Southbourne’s vibrant
high street”

Winkworth

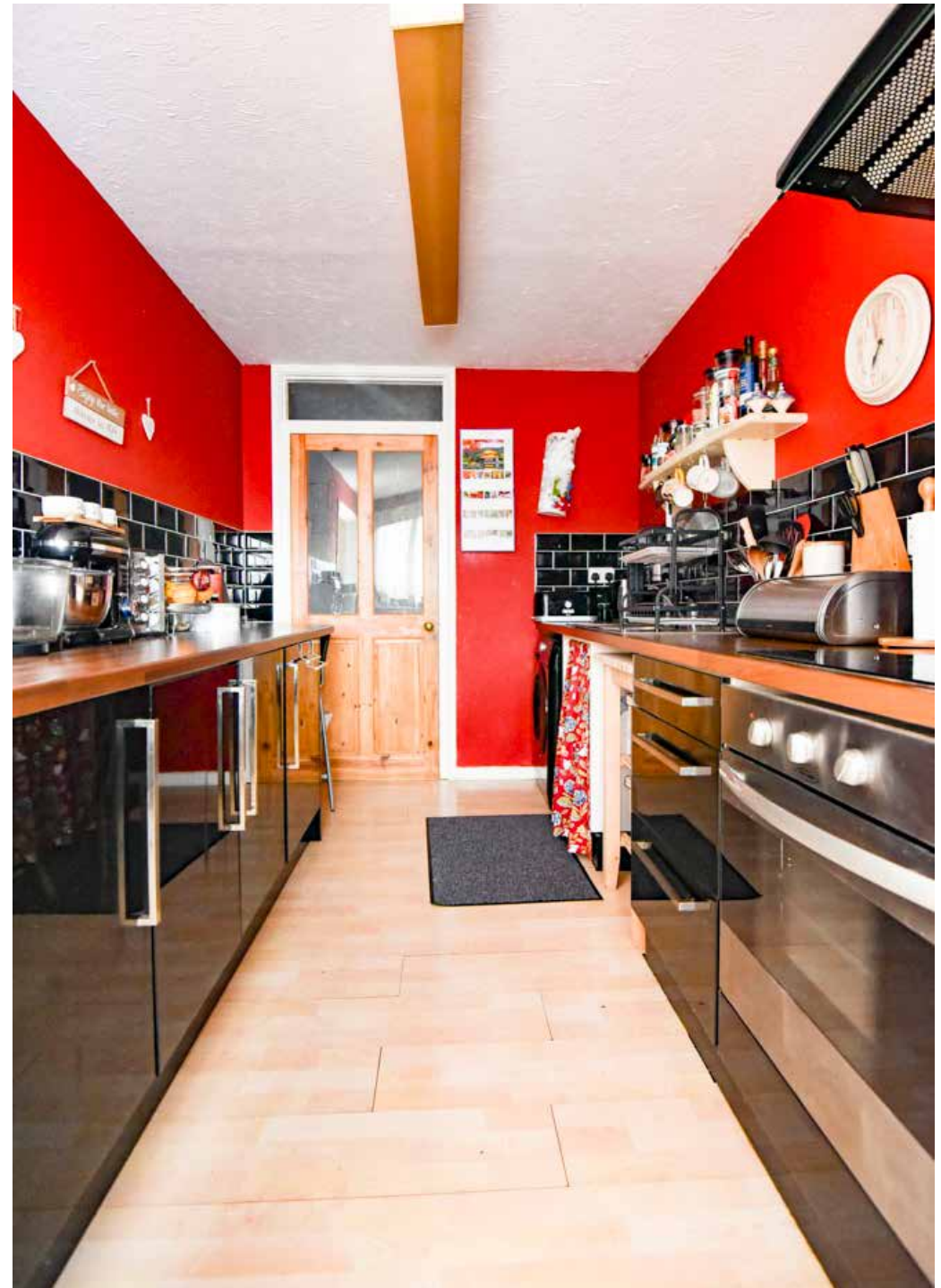
for every step...

ASKING PRICE- £80,000

One Double Bedroom
Modern Bathroom
Open Plan Kitchen / Dining Room
Communal Garden
Residents Parking
Ground Floor
Shared Ownership

EPC: C | COUNCIL TAX: B | LEASEHOLD - 168 YEARS |
SERVICE CHARGE £1209.84 P/A | GROUND RENT £167.32 P/A

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Why Melbourne Court?

Melbourne Court is ideally located on Seabourne Road, a short distance to local amenities and transport links. The closest bus stop is under 200 meters away while Pokesdown train station is approximately 210 meters away. Southbourne high street is just 500 meters away where you can enjoy an array of independent cafes, restaurants and convenience shops. Southbourne clifftops are under a mile away, with breathtaking views from the Isle of Wight to Old Harry Rock. The zig zag leads down to miles of golden sandy beach and a promenade which stretches from Hengistbury Head to Sanbanks.

This spacious, one double bedroom ground floor apartment has a spacious kitchen / dining room has a range of modern kitchen cupboards with integrated oven, hob and overhead extractor, space and plumbing

for washing machine and free standing fridge / freezer. Countertops and flooring to complement.

The bedroom is a generous double in size, serviced by the family bathroom which comprises bath with handheld shower, wash hand basin, wc, tiled walls and vinyl flooring.

Outside, there is a carpark to the rear with one allocated parking space conveyed with the property.

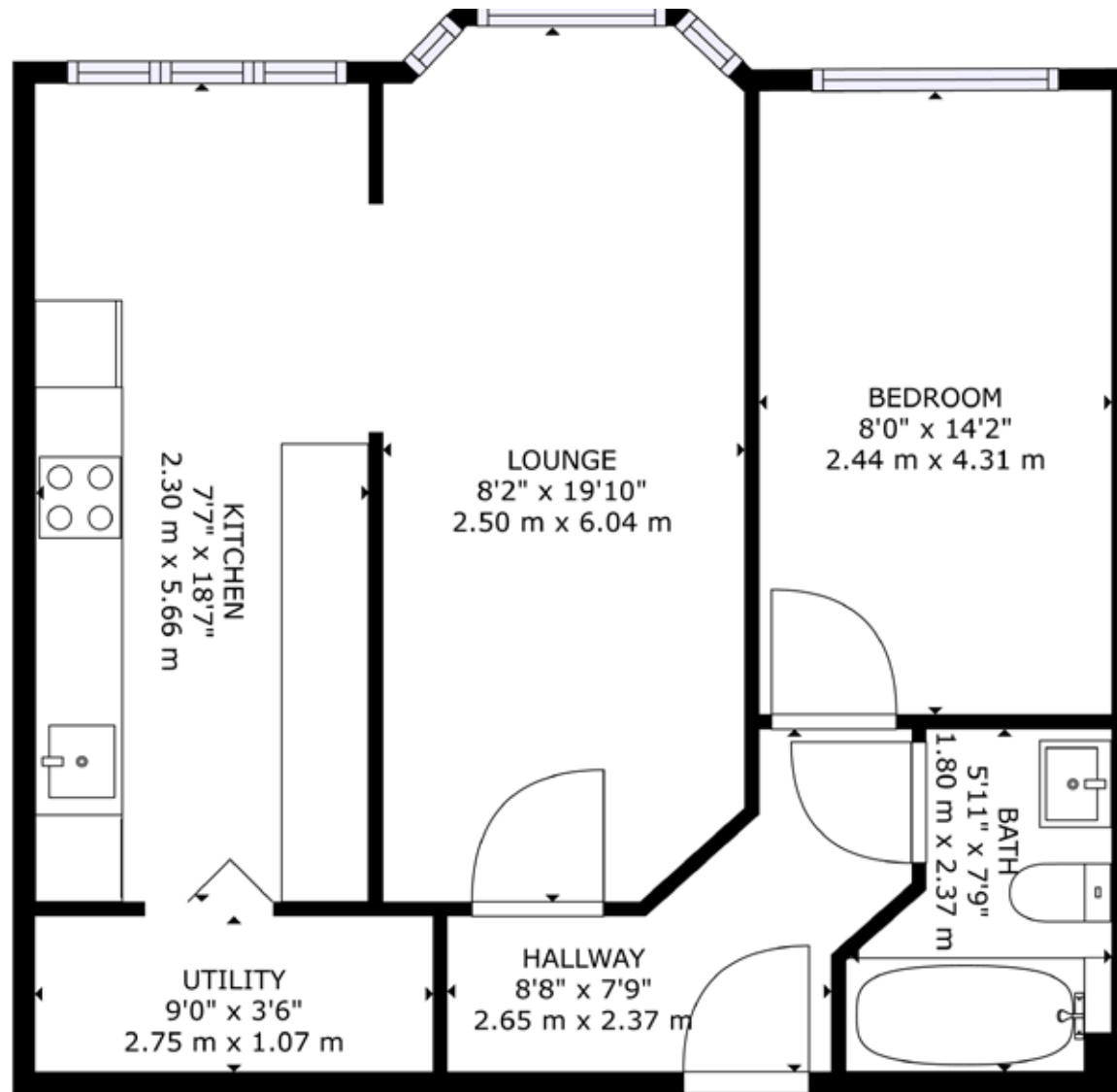
The property is owned on a shared ownership with the option to purchase the remaining 50 % share through Sovereign Housing Association



Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.





GROSS INTERNAL AREA
 FLOOR 1: 554 sq. ft, 52 m²
 TOTAL: 554 sq. ft, 52 m²

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 do not 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

for every step...