



FLAT 2
4 HARCOURT ROAD
SOUTHBOURNE
BH5 2JG

LEASEHOLD
OFFERS IN EXCESS OF
£300,000

“An exceptionally
spacious three
bedroom first floor
apartment set in a
conversion of two
properties with a
private garden just
450 metres to South-
bourne’s vibrant high
street.”

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for every step...

OFFERS IN EXCESS OF £300,000

Three Bedrooms

New Kitchen

Private Garden

450 Metres To Southbourne High Street

900 Metres To Southbourne Cliff Tops

Private Entrance

Potential To Convert Loft Subject To Planning

EPC: C | COUNCIL TAX: C | LEASEHOLD 105 YEARS REMAINING | MAINTENANCE AS AND WHEN | GROUND RENT

£50 P/A | PETS BY CONSENT | HOLIDAY LETS PERMITTED IN SUMMER MONTHS

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Why Harcourt Road?

Harcourt Road is just 450 meters to Southbourne high street which has been rejuvenated in recent years to include an array of café's, restaurants, micro breweries and local convenience shops. Pokesdown train station is approximately 450 meters away for anyone looking to commute and the nearest bus stop being 300 meters away with excellent links to Bournemouth and Poole.

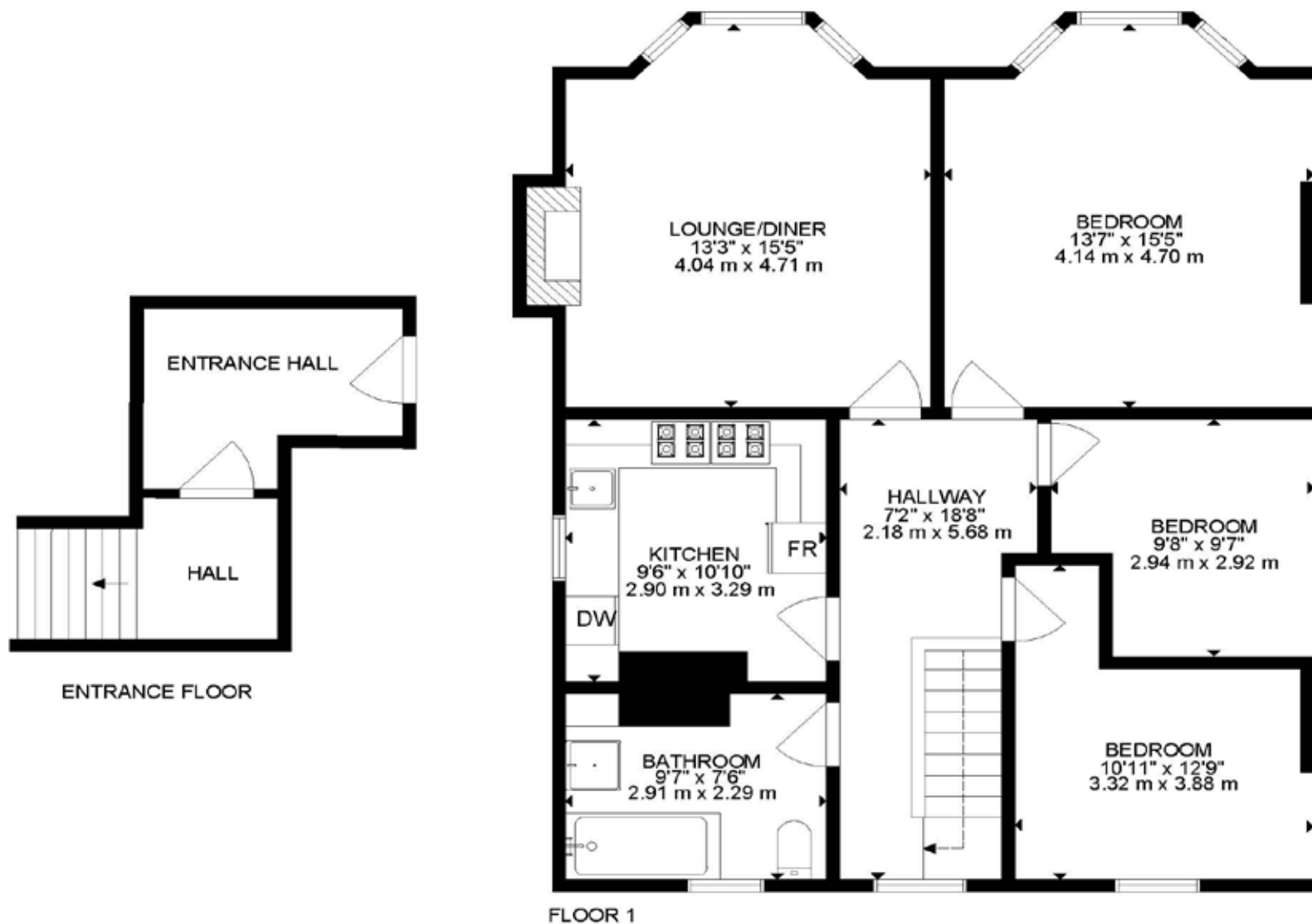
Southbourne cliff tops are 900 metres away where you can enjoy miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a variety of beach side café's, bars and restaurants to take in along the way. Whatever you decide, there is something for everyone to enjoy.

This three bedroom maisonette has ceilings and period features and is well presented throughout. The kitchen has been refitted with a range of modern cabinets with integrated oven, hob, filter water tap and fridge freezer with space and plumbing for a washing machine with counter tops to complement.

The lounge / dining room enjoys a feature bay window flooding the room with natural light and a fireplace. All three bedrooms are serviced by the family bathroom which includes a 'p' shaped bath with over head shower and glass shower screen, wash hand basin and wc.

The private garden is fully enclosed and laid to lawn with a useful storage shed.





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 918 SQ FT, 85 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.”

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