



FLAT 2 BIRCHVIEW
LODGE
SOUTHBORNE
BH6 5EJ

OFFERS IN EXCESS
OFF £200,000
SHARE OF FREEHOLD

“A two bedroom,
ground floor
apartment with
excellent rental
potential,
approximately half a
mile to Southbourne
high street”

Winkworth

for every step...

OFFERS IN EXCESS OF £200,000

Two Double Bedrooms
Modern Bathroom
Open Plan Lounge / Dining Room
Ground Floor Flat
Allocated Parking
Rental Potential
Central location

EPC: C | COUNCIL TAX: B | SHARE OF FREEHOLD | SERVICE CHARGE £1380 | GROUND RENT - PEPPERCORN | NO PETS PERMITTED

01202 434365
southbourne@winkworth.co.uk





Why Birchview Lodge?

Birchview Lodge is conveniently located approximately half a mile to Southbourne high street where you can find an array of independent cafe's, restaurants and local convenience shops and less than a mile to Southbourne clifftops where you can admire the views from the Isle of Wight to Old Harry Rock or take a walk along the promenade which stretches from Hengistbury Head to Sandbanks.

This well proportioned two double bedroom, two bathroom ground floor flat is situated in a small development of just four apartments with well maintained communal areas, this well presented property enjoys a dual aspect lounge / dining room, flooding the room with natural light. Double doors give direct access to the car park.

The kitchen has a range of wall and base mounted units with space and plumbing for a washing machine and freestanding cooker and hob. A bay window provides the ideal space for a breakfast bar which could seat two.

The bedrooms are both double in size with an en suite shower room to the master which includes a corner shower cubicle, wash hand basin and WC. Bedroom 2 is serviced by the family bathroom with bath, WC and wash hand basin.

Outside there is car park with one allocated off road parking space conveyed with the property.



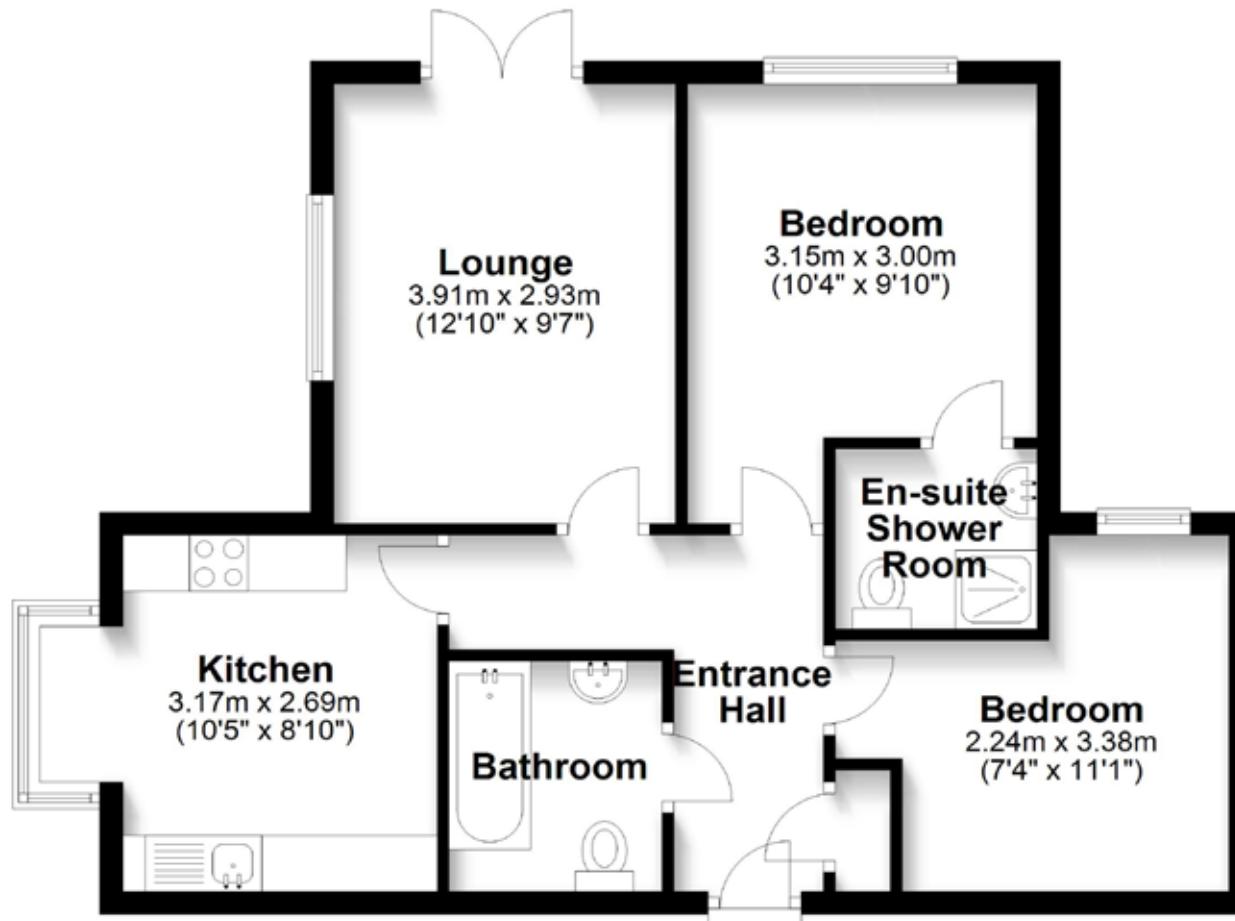
Why Southbourne?

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 cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.



Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Total area: approx. 54.8 sq. metres (589.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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.



Ariana Woolrych
awoolrych@winkworth.co.uk
07918 932490
Winkworth Southbourne
29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“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.”

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