



FLAT 1
2 BEECHWOOD
AVENUE
BOSCOMBE MANOR
BH5 1LX

OFFERS IN EXCESS OF
- £220,000
LEASEHOLD

“A superbly presented
one double bedroom
ground floor
apartment with private
entrance and garden
just 650 meters to
Southbourne beach”

Winkworth

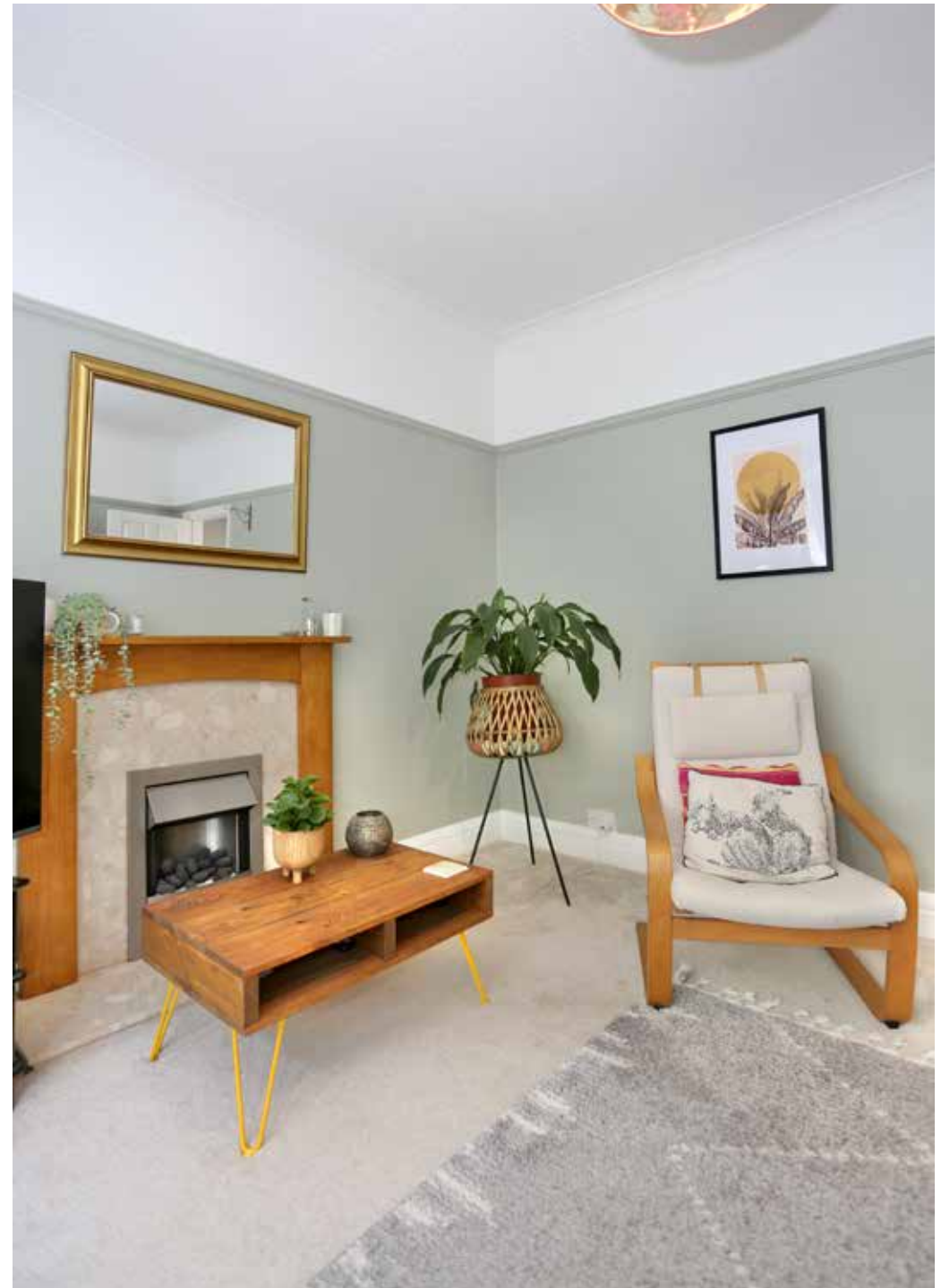
for every step...

OFFERS IN EXCESS OF - £220,000

Spacious Lounge
Double Bedroom
Modern Kitchen/Dining Room
Private Garden
Allocated Parking
Private Entrance
250 Meters To Clifftops

EPC: C | COUNCIL TAX: B | LEASEHOLD - 97 YEARS REMAIN-
ING | SERVICE CHARGE £1500 PA | GROUND RENT - £150PA
| PETS & HOLIDAY LETS NOT PERMITTED

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Why Beechwood Avenue?

Beechwood Avenue is conveniently located less than a mile from Boscombe high street where you can find shops, café's and the O2 live music venue and approximately a mile to Southbourne high street where you will find independent café's, micro-breweries, shops and restaurants, along with Pokesdown train station and bus route links. Southbourne beach is just 650 meters away, enjoying miles of golden sand where you can stroll along the promenade from Hengistbury Head through to Sandbanks or sit on the clifftop café and admire the breathtaking views from the Isle of Wight through to Old Harry Rock.

This well appointed apartment is accessed via a private entrance and enjoys high ceilings throughout giving a real sense

of space. The large lounge has a bay window which floods the room with natural light and a feature fireplace. The spacious kitchen / breakfast room has a range of storage cupboards, integrated oven and hob with overhead extractor, dishwasher, washing machine and microwave and fridge freezer. Worktops to compliment and fully tiled flooring. Double glazed double doors provide direct access to the private garden. The bedroom is a generous double with mirror fronted fitted wardrobes, serviced by the family bathroom which includes a bath with overhead shower and screen, vanity unit with built in wash hand basin, WC, fully tiled walls and flooring.

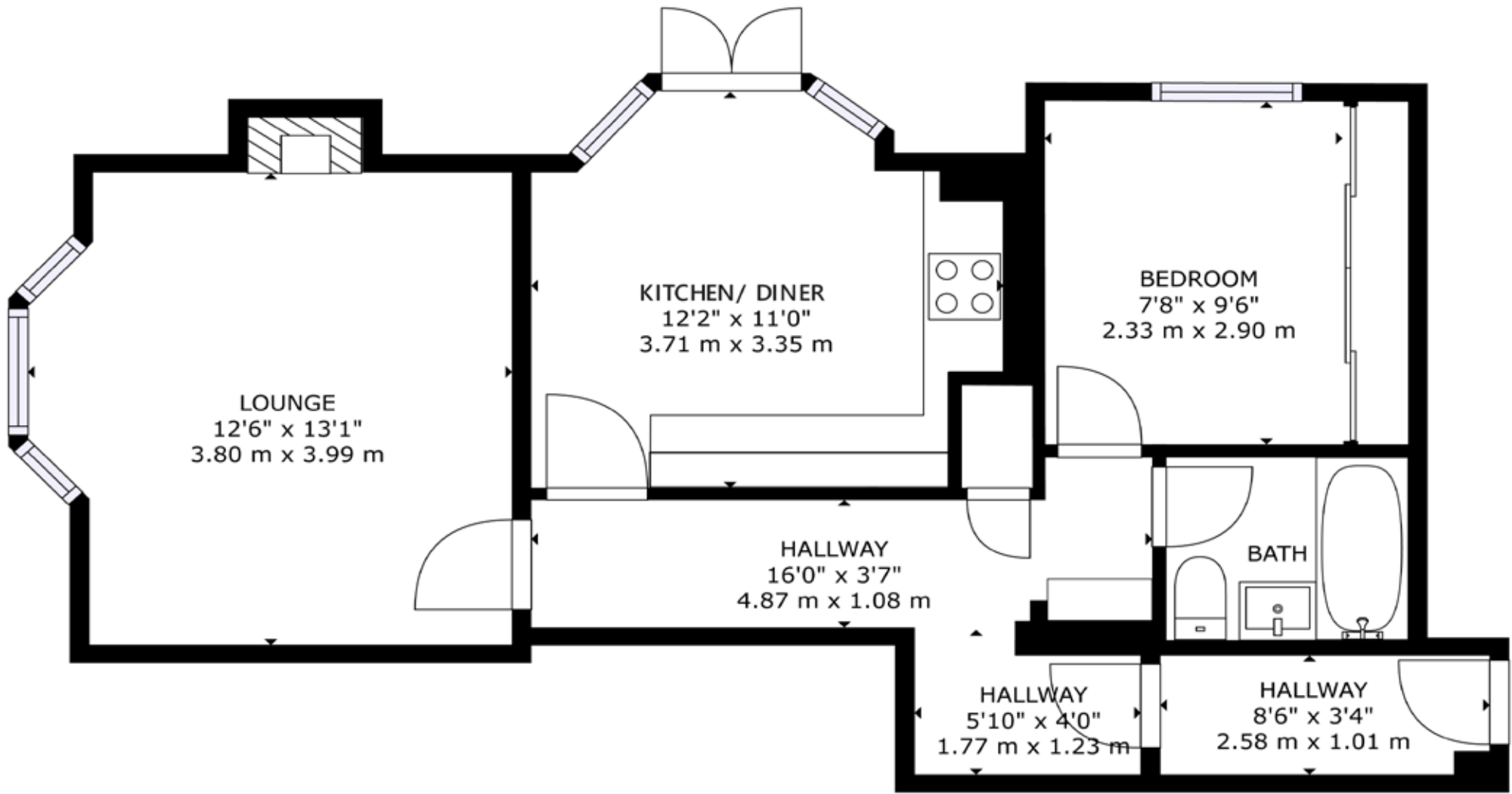
Outside, the property has a private garden where you can enjoy a fresco dining or simply enjoy soaking up the summer sun. A small paved path leads to a summer house. There is allocated parking to the front of the property for one vehicle. Why



Boscombe Manor?

Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the clifftops which is home to miles of sandy beaches and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features which include oak panelled entrance hallways. Whether you are taking a leisurely stroll along the clifftops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed!





GROSS INTERNAL AREA
 FLOOR 1: 539 sq. ft, 50 m²
 TOTAL: 539 sq. ft, 50 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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...