



UPPER FLAT 1 - SELMA  
1 BOSCOMBE OVERCLIFF  
DRIVE  
BOURNEMOUTH  
BH5 1JB

GUIDE PRICE  
£575,000-£600,000  
LEASEHOLD

“ A unique and  
characterful, two  
double bedroom first  
floor flat with sea  
views, less than 100  
meters to  
Southbourne cliff tops”

**Winkworth**

for every step...



GUIDE PRICE- £575,000 - £600,000

Two Double Bedrooms  
Open Plan Lounge / Dining Room  
Spacious Kitchen  
Character Features  
Double Glazed Throughout  
Sea Views  
Residents Parking  
Garage

EPC: E | COUNCIL TAX: D | LEASEHOLD 152 YEARS | SERVICE CHARGE  
& GROUND RENT - N/A | PETS BY CONSENT | HOLIDAY LETS - NO

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## Why Boscombe Overcliff Drive?

This superb location is just 100 meters to Southbourne cliff tops enjoying breathtaking panoramic views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. Stop off along the way in one of the many beach front restaurants or cafes or enjoy the range of water sports available at Boscombe Pier, whatever you choose, there is something for everyone to enjoy.

This unique property is located within an original “gentleman’s residence” boasting its own private entrance. Upon entering you are greeted with a feature staircase with original stained glass window leading to the first floor. The dining room enjoys a dual aspect, flooding the room with natural light and a bay

window seat where you can admire the sea views with a patio door leading out to the private balcony with panoramic sea views and ample space for al fresco dining. The lounge is exceptionally spacious with a stunning feature fireplace as well as views of the coastline. The kitchen is well equipped with a range of units, integrated hob, mid height double oven and microwave.

Both bedrooms are double in size and serviced by the large family bathroom which includes a large double shower, vanity unit with built in wash hand basin and a separate wc.

Outside, the property enjoys well maintained grounds, mature trees and shrubs adorn the borders with a pathway leading to the front door. Accessed from the side road, there is a driveway including off road parking for two vehicles, and a single garage.

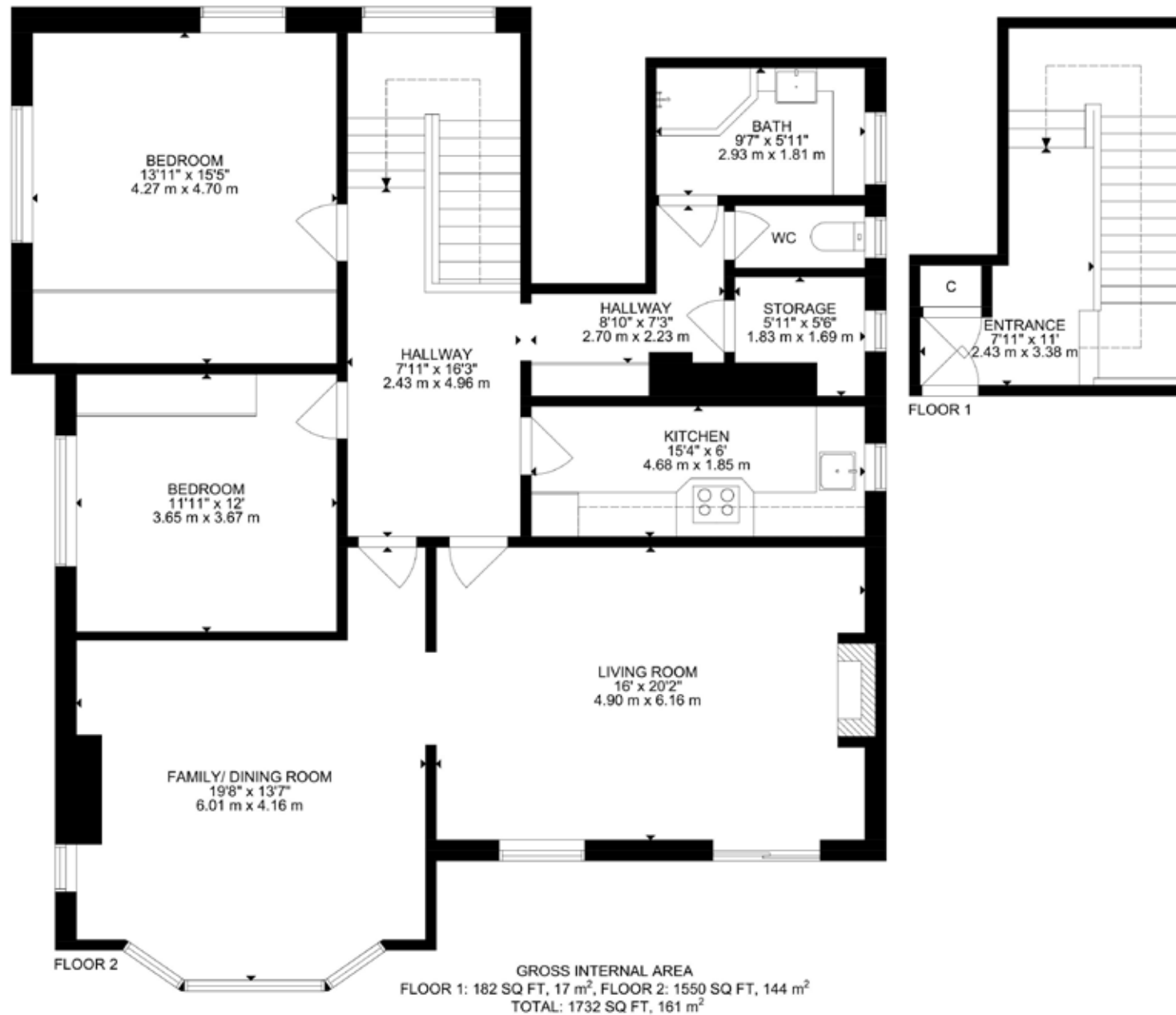




## Why Boscombe Manor?

Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the cliff tops 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 cliff tops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed!





**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.”

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