



FLAT 10
MELBOURNE COURT
SEABOURNE ROAD
BH5 2HT

LEASEHOLD
GUIDE PRICE
£90,000-£110,000

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

Winkworth

for every step...

GUIDE PRICE £90,000-£110,000

Two Bedrooms
End Of Chain
Shared Ownership
Residents Parking
Good Size Kitchen
Close To Amenities

EPC: C | COUNCIL TAX: B | LEASEHOLD 75 YEARS REMAIN-
ING | MAINTENANCE TBC | GROUND RENT TBC | NO HOLI-
DAY LETS OR PETS PERMITTED

01202 434365

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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 with links to Christchurch and Bournemouth, 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 Sandbanks. There are a number of watersports available by Boscombe Pier with a number of beach side bars and restaurants to enjoy along the way. Whatever you decide to do, there is something for everyone to enjoy.

This two bedroom first floor apartment is being offered with vacant possession. The kitchen includes a range of fitted cupboards with an integrated oven and hob with overhead extractor with space and plumbing for washing machine and fridge freezer. Laminate tile effect flooring to complement.

Bedroom one has a range of fitted furniture with both bedroom being serviced by the family bathroom which incorporates a bath with over head shower, vanity unit with built in wash hand basin and a separate WC

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



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.”

Winkworth

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