



FLAT 1
6 WOLLSTONECRAFT
ROAD
BOURNEMOUTH
BH5 1JQ

SHARE OF FREEHOLD
GUIDE PRICE
£500,000 - £525,000

“A unique one bedroom ground floor character flat with detached, two bedroom ancillary accommodation, ideal for multi-generation living or guests just 350 metres from the stunning Southbourne Beach, offering the perfect blend of coastal charm and versatile living space”

Winkworth

for every step...

GUIDE PRICE £500,000 - £525,000

One Bedroom Ground Floor Flat
Two Double Bedroom Ancillary Accommodation
350 Metres To Southbourne Cliff Tops
Character Features
Electric Car Charging Point
Less Than A Mile To Boscombe High Street
Off Road Parking

EPC: C | COUNCIL TAX: C | SHARE OF FREEHOLD 993 YEARS
REMAINING | MAINTENANCE £1568 P/A | GROUND RENT
N/A | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365
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Why Wollstonecraft?

Wollstonecraft Road is ideally situated just 350 metres to Southbourne beach where you can admire the panoramic views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sandbanks. A variety of water sports are available by Boscombe Pier along with a selection of cafés, restaurants and bars. Southbourne high street is approximately 1 mile away where you can find an array of independent shops, restaurants, cafés with bus routes and nearby Pokesdown train station for anyone looking to commute. Boscombe high street is less than a mile away. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists.

This unique, one double bedroom ground floor flat has retained it's original character features. The spacious lounge / dining room is flooded with natural light and a feature fireplace. The kitchen is well equipped with a range of cabinets, integrated oven with space for a tall fridge / freezer. The bedroom benefits from an en-suite bathroom with a further separate wc. Outside, there is a private patio ideal for al fresco dining with a path leading to the ancillary accommodation.

The ancillary accommodation is accessed via a private entrance opening into a spacious lounge area. There are two double bedrooms located on the first floor serviced by the family shower room which has a large double walk in shower cubicle, wash basin and wc with stylish wall tiles.

To the front, there is off road parking for one vehicles.



Ancillary Accommodation



Ancillary Accommodation



Ancillary Accommodation

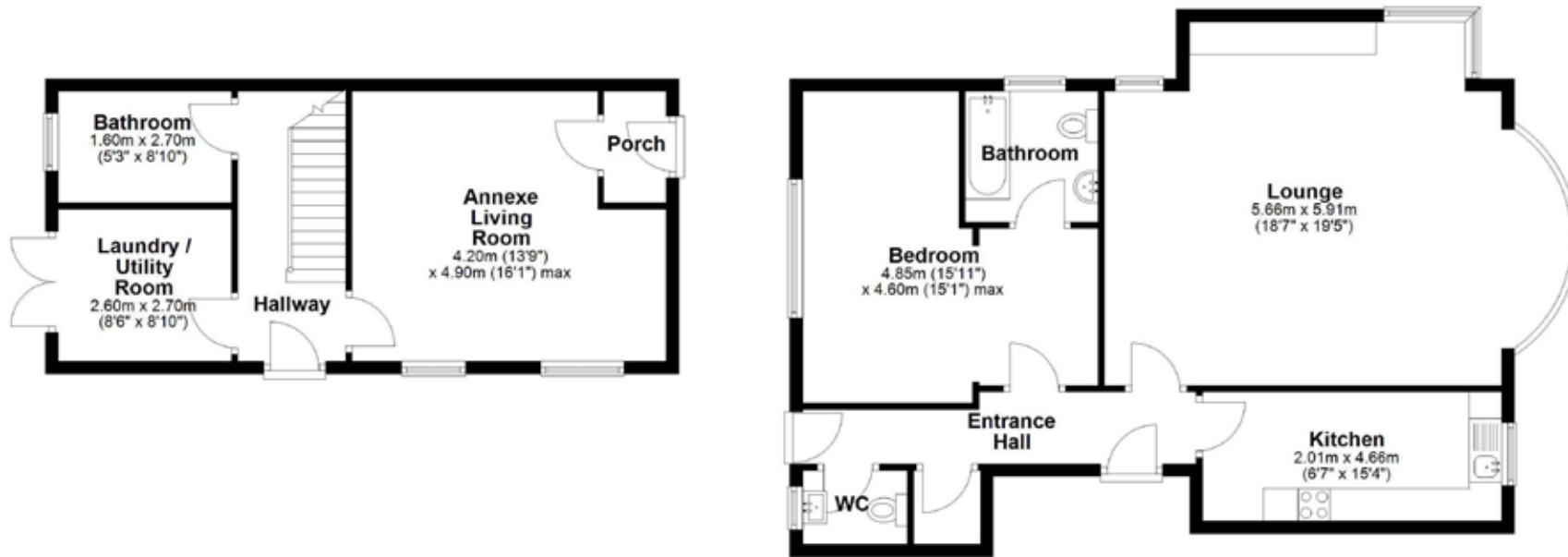


Ancillary Accommodation



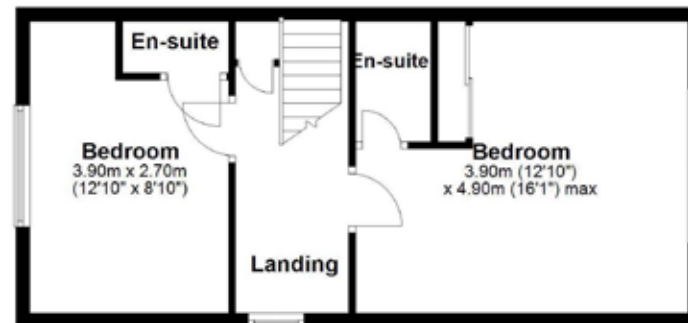
Ground Floor

Approx. 113.7 sq. metres (1223.6 sq. feet)



Annexe First Floor

Approx. 39.8 sq. metres (428.4 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 556008)
Plan produced using PlanUp.

DISCLAIMER:

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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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