



209A
SEABOURNE ROAD
SOUTHBOURNE
BH5 2HL

OFFERS IN EXCESS OF
£220,000
LEASEHOLD

“A two double
bedroom maisonette
conveniently located
on Southbourne high
street and just 600
meters to the clifftops ”

Winkworth

for every step...

OFFERS IN EXCESS OF £220,000

Two Double Bedrooms
Maisonette
Modern Bathroom
Modern Kitchen
Open Plan Lounge / Dining
Rental Potential
Private Entrance
600 Meters To Southbourne Clifftops

EPC: D | COUNCIL TAX: B | LEASEHOLD 165 YEARS REMAINING | GROUND RENT £100 P/A | MAINTENANCE £1350 P/A | PETS PERMITTED | NO HOLIDAY LETS

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Why Seabourne Road?

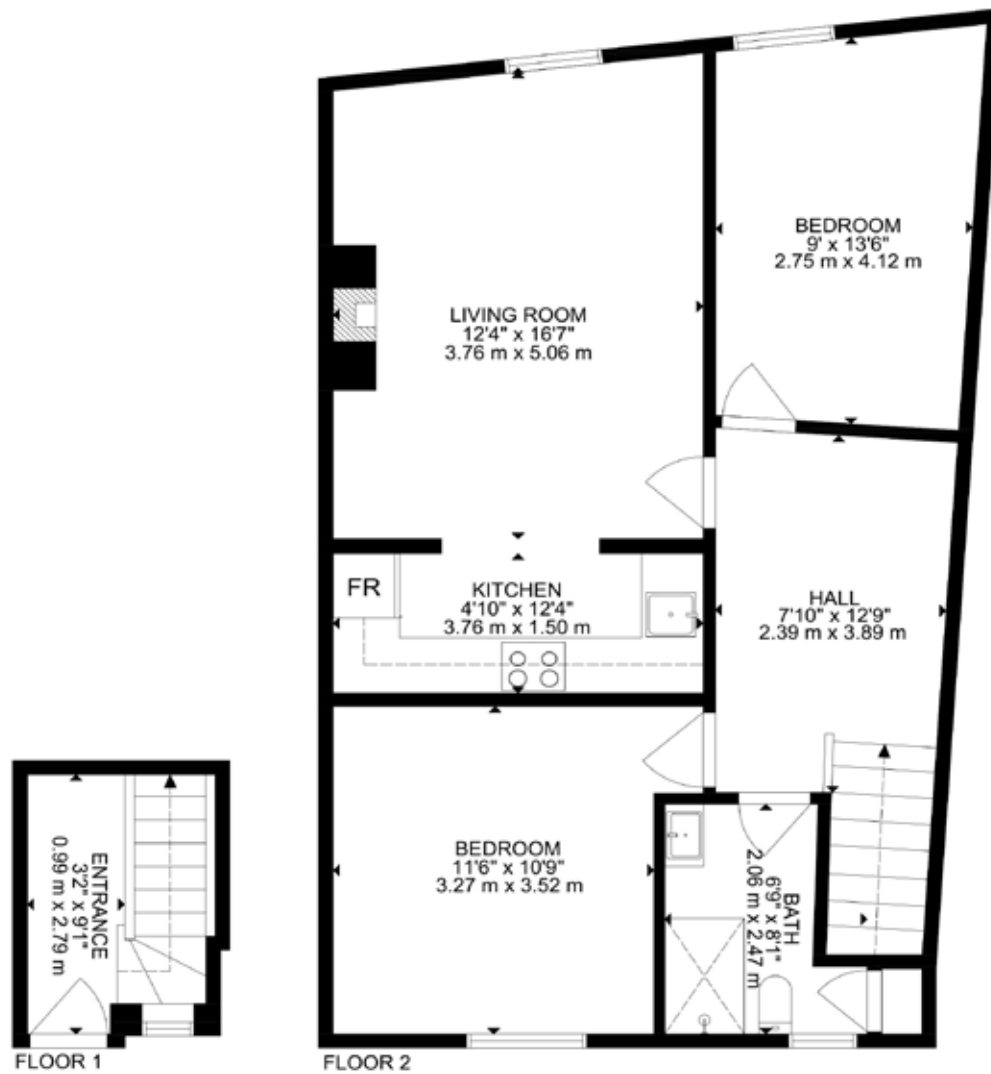
Seabourne Road enjoys a convenient central location in the heart of Southbourne. Southbourne high street offers an array of independent shops, cafes and restaurants along with excellent transport links including Pokesdown train station. Just 600 meters away, you will find Southbourne clifftops where you can admire the views from the Isle of Wight across to Old Harry Rock. Take a stroll down the zig zag to miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of watersports available by Boscombe Pier along with a number of beachside restaurants, cafes and bars.

This two double bedroom maisonette has a private entrance and has been modernised throughout. The kitchen has been fitted with a range of modern cabinets, integrated oven and

hob with overhead extractor, fridge / freezer and washer / dryer. The kitchen is complemented with stylish worktops and tiled walls.

The lounge / dining area is flooded with natural light with wood laminate flooring running throughout into the kitchen. There are two double bedrooms, both serviced by the family bathroom which incorporates a large, double walk in shower cubicle, vanity unit with built in wash hand basin, heated ladder towel rail, wc, modern part tiled walls with wood effect flooring.

The property has a private entrance which is accessed via Woodside Road. There is an adjacent car park where you can obtain a parking permit.



GROSS INTERNAL AREA
 FLOOR 1: 64 SQ FT, 6 m², FLOOR 2: 764 SQ FT, 71 m²
 TOTAL: 828 SQ FT, 77 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.”



for every step...