



## 28A Pinecliffe Avenue

BH6 3PZ

GUIDE PRICE £275,000 - £300,000

**Winkworth**





Leasehold - GUIDE PRICE £275,000 - £300,000

01202 434365 | southbourne@winkworth.co.uk

## **A unique and spacious first floor flat with high ceilings and a considerably large balcony with allocated parking and a short walk to the beach**

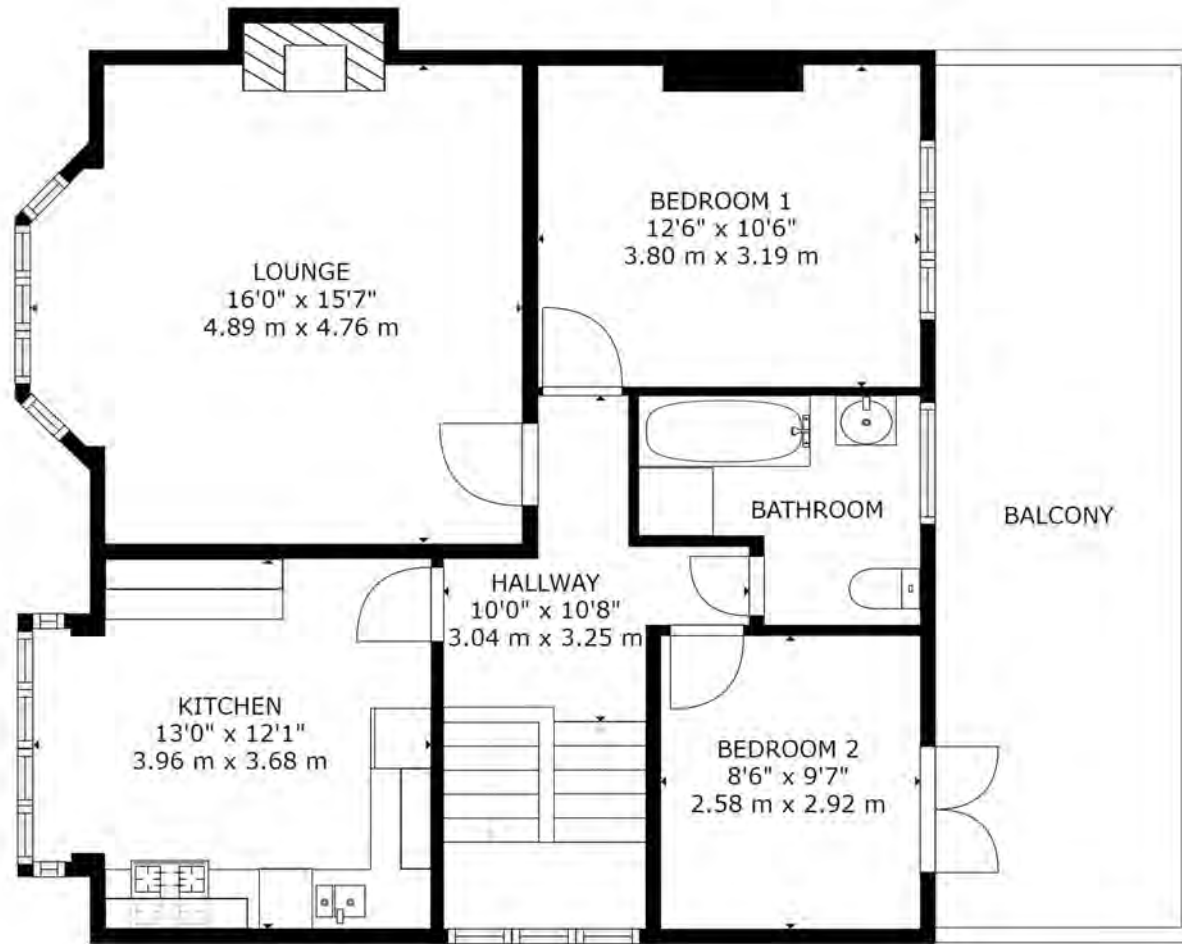
Huge potential to renovate this wonderfully unique property on one of Southbourne's most popular roads. Amongst the many benefits of the home is the 20ft balcony on the rear of the property with all day sunshine and peaceful outlook. The inside of the property boasts high ceilings and spacious rooms with large windows. An allocated off road parking space can be found at the front of the property and the private entrance is to the side.

- **Spacious Kitchen**
- **High Ceilings**
- **Private Entrance**
- **Large Lounge**
- **20ft Balcony**
- **Allocated Parking**
- **Loft Storage**
- **2 Double Bedrooms**

Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



GROSS INTERNAL AREA  
 FLOOR 1: 791 sq. ft, 73 m<sup>2</sup>  
 TOTAL: 791 sq. ft, 73 m<sup>2</sup>



## Winkworth Southbourne

29 Southbourne Grove, BH6 3QT  
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[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

