



FLAT 1, 56 BELLE VUE  
ROAD  
SOUTHBOURNE  
BH6 3DT

OFFERS IN EXCESS OF  
£190,000  
SHARE OF FREEHOLD

“A well presented,  
modern one bedroom  
ground floor apart-  
ment set within a small  
modern development  
a short distance to  
Southbourne high  
street, bus routes and  
Southbourne clifftops.”

**Winkworth**

for every step...

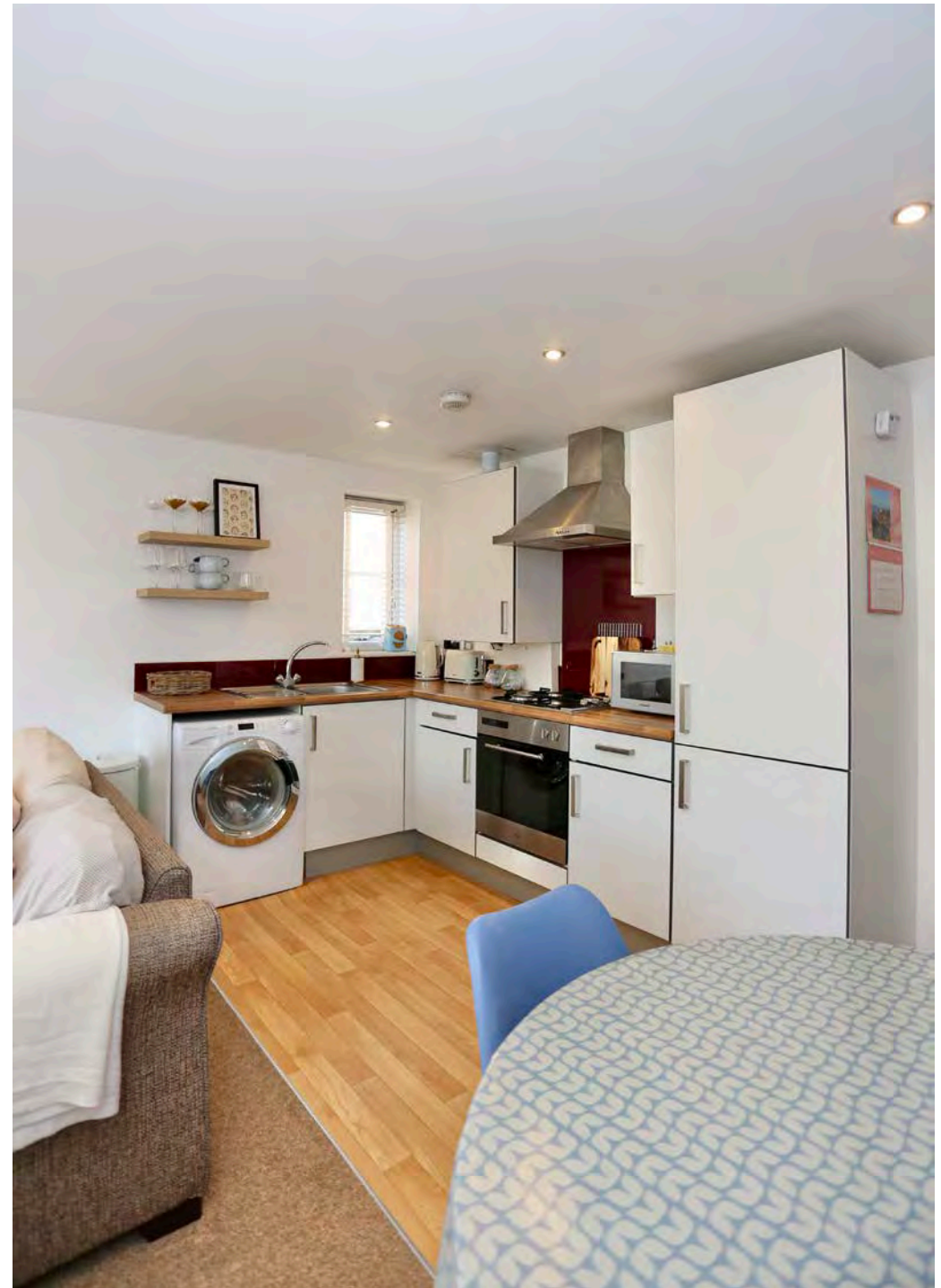


OFFERS IN EXCESS OF - £190,000

Spacious Double Bedroom  
Open-plan Kitchen/ Lounge/Diner  
Private Garden  
Modern Kitchen  
Allocated Parking  
Modern Tiled Bathroom  
Share of Freehold

EPC: C | COUNCIL TAX: A | SHARE OF FREEHOLD - 110 YEARS REMAINING | SERVICE CHARGE £ | GROUND RENT £ | PETS BY CON-SENT | HOLIDAY LETS

01202 434365  
southbourne@winkworth.co.uk





### Why Belle Vue Road?

Belle Vue Road stretches from Southbourne down to Tuckton and the picturesque Wick Village where you can enjoy walking along the Stour river. Southbourne clifftops are less than 500 meters with a promenade that runs from Hengistbury Head through to Sandbanks. Local convenience shops and bus routes are less than 200 meters.

This superbly presented ground floor apartment is ideal for anyone looking for coastal living or holiday home.

The open plan kitchen / dining / day room is light and airy. The kitchen area has modern cabinets, an integrated oven with overhead extractor, fridge / freezer and space and plumbing

for a washing machine complimented with laminate wooden worktops and wood effect vinyl flooring. The lounge and dining area make an ideal space for entertaining or to simply relax.

The bedroom is double in size, bright and airy with ample space for bedroom furniture. The modern bathroom includes a bath with overhead shower and glass shower screen, wash hand basin and WC with stylish part tiled walls. There is a small, private garden area with seating, ideal for enjoying al fresco dining or to simply relax in the sun and enjoy a book.

The development is well maintained and conveyed with one allocated parking space.

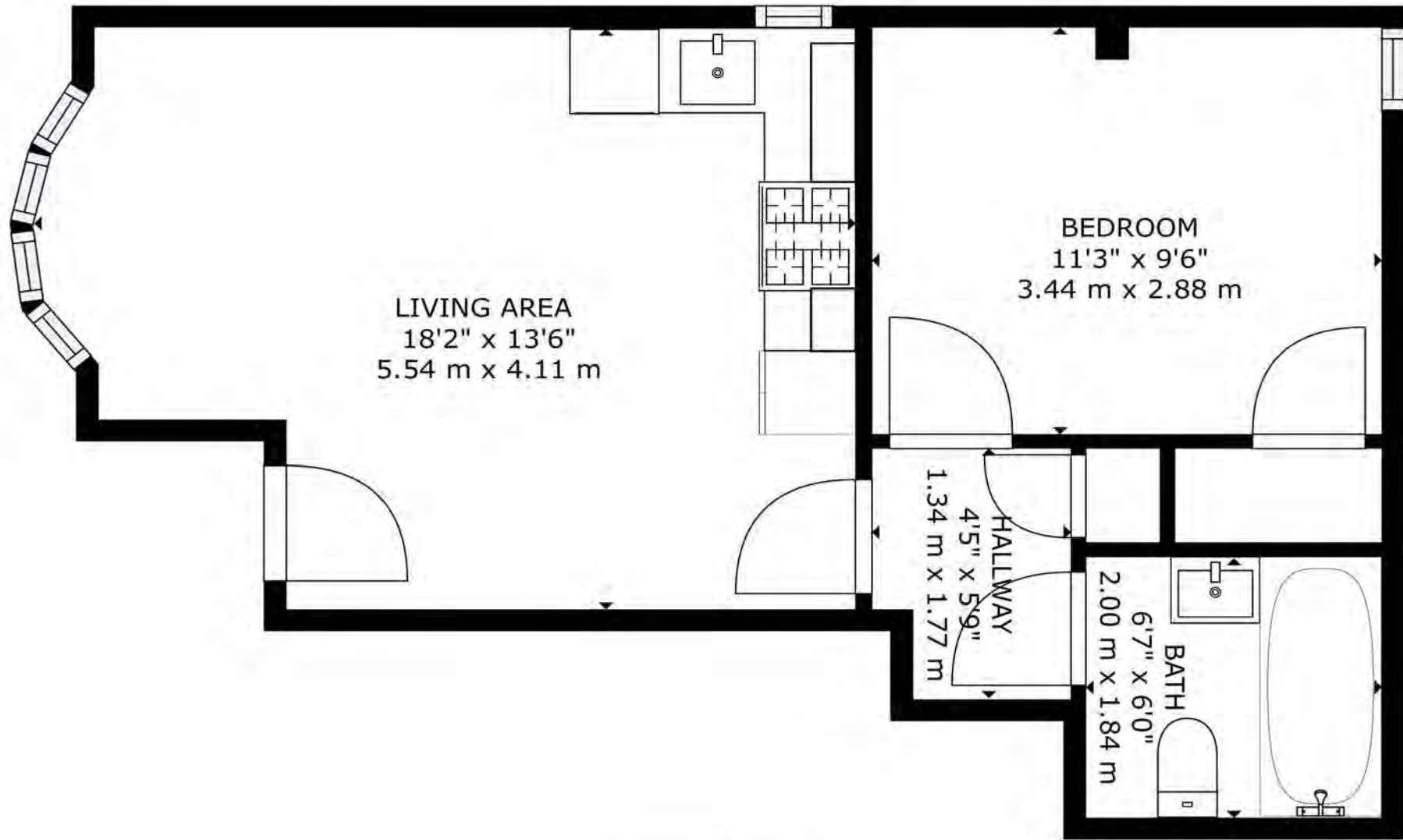




## Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.





GROSS INTERNAL AREA  
 FLOOR 1: 412 sq. ft, 38 m2  
 TOTAL: 412 sq. ft, 38 m2

YTD00167

**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.





Ariana Woolrych  
awoolrych@winkworth.co.uk  
07918 932490  
Winkworth Southbourne  
29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365  
southbourne@winkworth.co.uk  
winkworth.co.uk/southbourne

“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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