



FLAT 3
ROUGEMENT
3 MARINE ROAD
BOURNEMOUTH
BH6 3NT

LEASEHOLD
ASKING PRICE
£240,000

“An exceptionally well
presented, two
double bedroom first
floor flat with one
allocated parking
space and only 100
metres to Southbourne
cliff tops.”

Winkworth

for every step...

ASKING PRICE £240,000

Two Bedrooms
One Bathroom
Modern Kitchen
100 Metres To Southbourne Cliff Tops
Quiet Location
Off Road Parking For One Vehicle

EPC: E | COUNCIL TAX: C | LEASHOLD 160 YEARS REMAIN-
ING | MAINTENANCE £1680 P/A INCLUDING GROUND
RENT | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk





Why Marine Road?

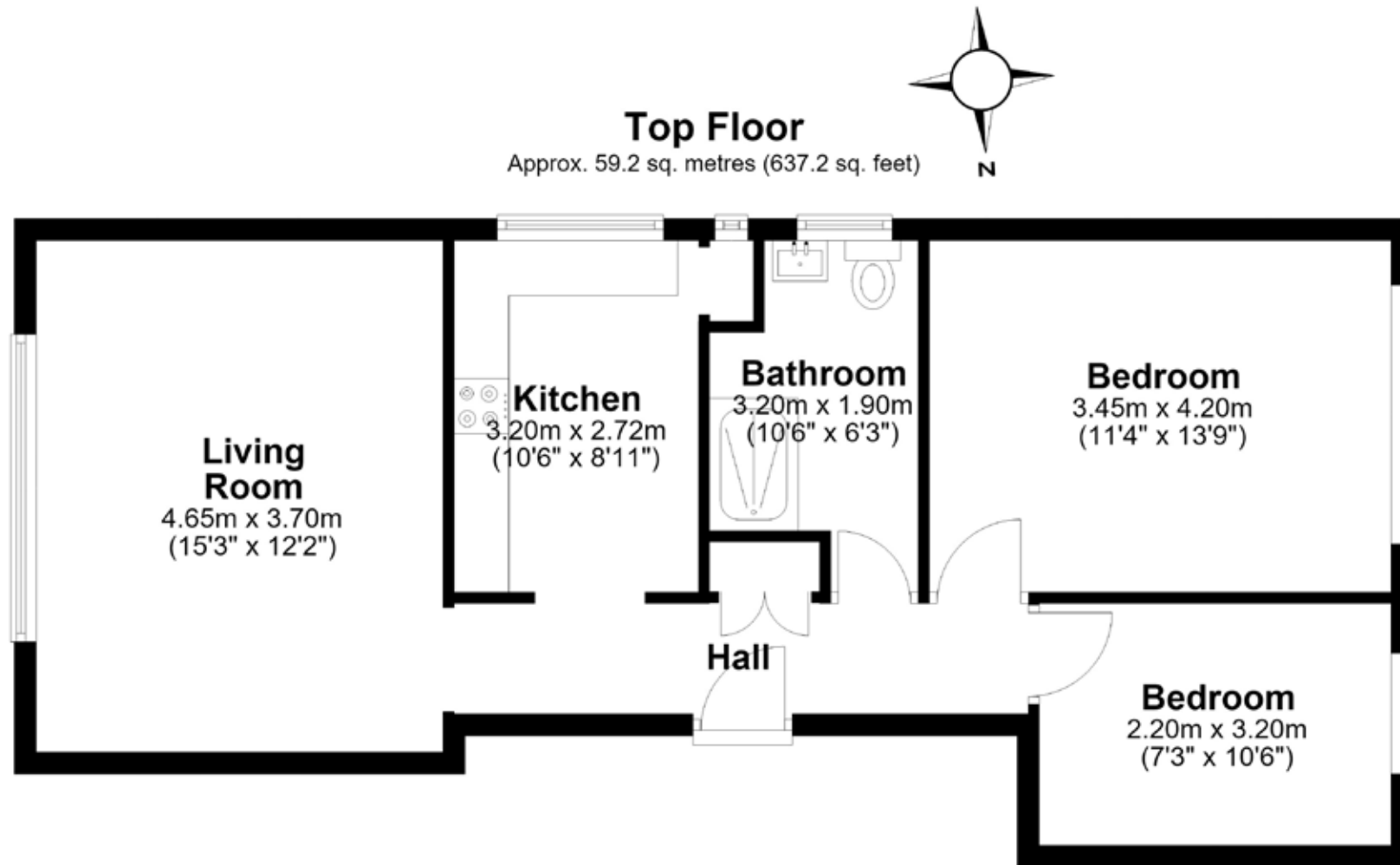
Marine Road enjoys an enviable location just 100 metres to Southbourne cliff tops where you can admire the panoramic views from Old Harry Rocks to the Isle Of Wight. Take a stroll down the zig zag and you will find mile of golden sandy beach with a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side cafés, bars and restaurants to take in along the way.

Southbourne high street is 900 metres away. The high street has been rejuvenated in recent years to include a number of independent cafés, bars, restaurants and convenience shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

This two bedroom first floor flat is well presented throughout and benefits from parquet flooring to most rooms.

The lounge is presented to the front of the property and is flooded with natural light. The kitchen is fitted with a range of modern cabinets, free standing cooker with space and plumbing for a washing machine, counter tops and flooring to compliment.

The flat has one double and one single bedroom both offering space for bedroom furniture. The modern family shower room includes a large shower, wash hand basin, wc complemented with stylish tiles. Outside, the property is conveyed with one off road parking space and there is a communal area with a washing line.



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 556006)

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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