



71A WHEATON ROAD  
POKESDOWN  
BH7 6LH

LEASEHOLD  
ASKING PRICE  
£235,000

“A two bedroom,  
ground floor flat with  
private rear garden  
conveniently located  
350 metres to local  
amenities and less  
than a mile to  
Southbourne high  
street”

**Winkworth**

for every step...



ASKING PRICE £400,000

Two Bedrooms  
Ground Floor  
Private Garden  
Close To Local Amenities  
Less Than A Mile To Southbourne High Street  
Excellent School Catchment

EPC: C | COUNCIL TAX: A | LEASEHOLD 107 YEARS REMAINING | MAINTENANCE AS AND WHEN | GROUND RENT £438.52 | PETS PERMITTED | HOLIDAY LETS NOT PERMITTED.

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## Why Wheaton Road?

Wheaton Road is conveniently located a short distance to local amenities, excellent transport links with bus routes to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Less than a mile away is Southbourne high street which has been rejuvenated in recent years to include an array of independent shops, cafés, micro breweries and restaurants. Approximately a mile away are Southbourne cliff tops where you can admire the panoramic sea views stretching from the Isle of Wight to Old Harry Rocks. Walk down the zig zag with miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side restaurants and bars. Whatever you choose, there is something for everyone to enjoy.

This two bedroom, ground floor flat is immaculately presented throughout. The open plan kitchen / lounge is flooded with natural light with double doors providing direct access to the rear garden. The kitchen are is well equipped with modern fitted cabinets with integrated oven and hob and space for washing machine and fridge / freezer with breakfast bar seating for two. The lounge area enjoys a feature fireplace with electric flame effect fire.

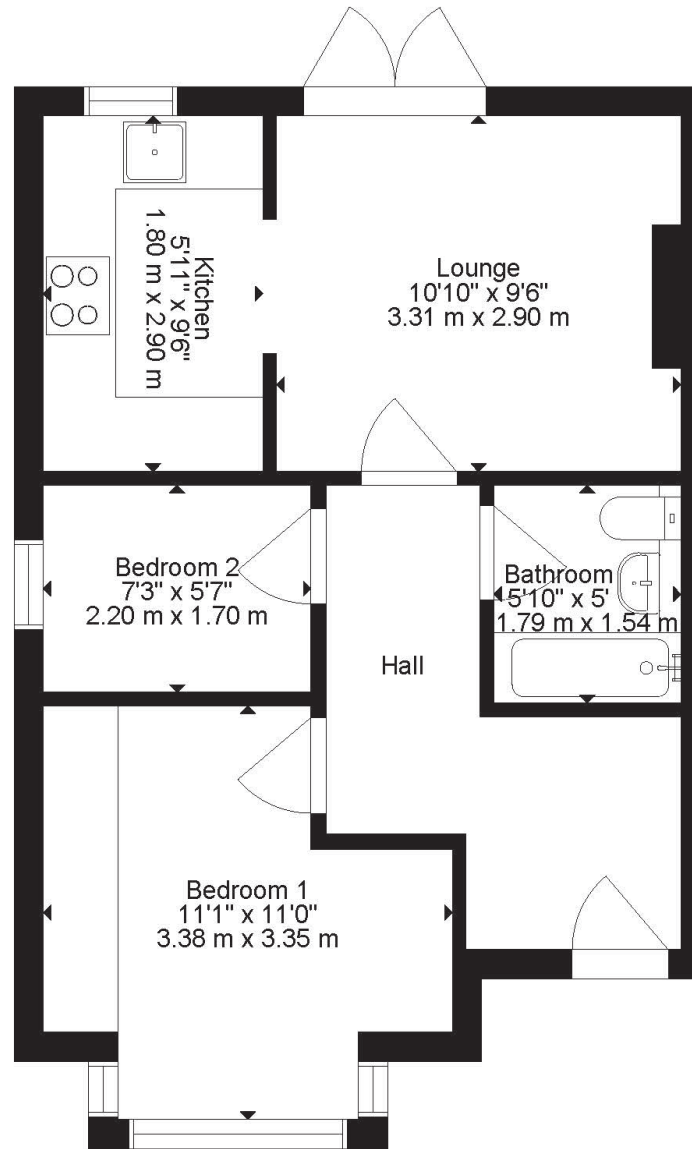
The primary bedroom benefits from a range of fitted wardrobes and dressing table. The family bathroom includes a bath with hand held shower, a vanity unit with built in wash hand basin and wc.

The private rear garden is laid to patio with a raised decked area ideal for enjoying outside entertaining with a useful wooden storage shed.









**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 don't 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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“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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