



FLAT 7  
94 BELLE VUE ROAD  
BOURNEMOUTH  
BH6 3EL

OFFERS IN EXCESS  
£260,000  
LEASEHOLD

“A superbly presented  
two double bedroom  
top floor apartment,  
less than 500 meters to  
Southbourne beach”

**Winkworth**

for every step...

OFFERS IN EXCESS £260,000

Two Double Bedrooms  
Two Bathrooms  
Office  
Top Floor Flat  
Immaculately Presented  
Open Plan Kitchen / Lounge  
Allocated Parking  
Less than 500 Meters to Southbourne Beach

EPC: C | COUNCIL TAX: B | LEASEHOLD: 109 YEARS REMAINING | GROUND RENT: £150 P/A | MAINTENANCE £1650 P/A | PETS BY CONSENT | NO HOLIDAY LETS

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## Why Belle Vue Road?

Belle Vue Road is conveniently located running from Southbourne to Tuckton. Southbourne's vibrant high street offers an array of independent cafes, restaurants and convenience shops while Tuckton enjoys walk along the River Stour to the picturesque Wick Village. Southbourne's miles of golden sandy beach is less than 500 meters away with views from the Isle of Wight to Old Harry Rock and a promenade from Hengistbury Head to Sandbanks.

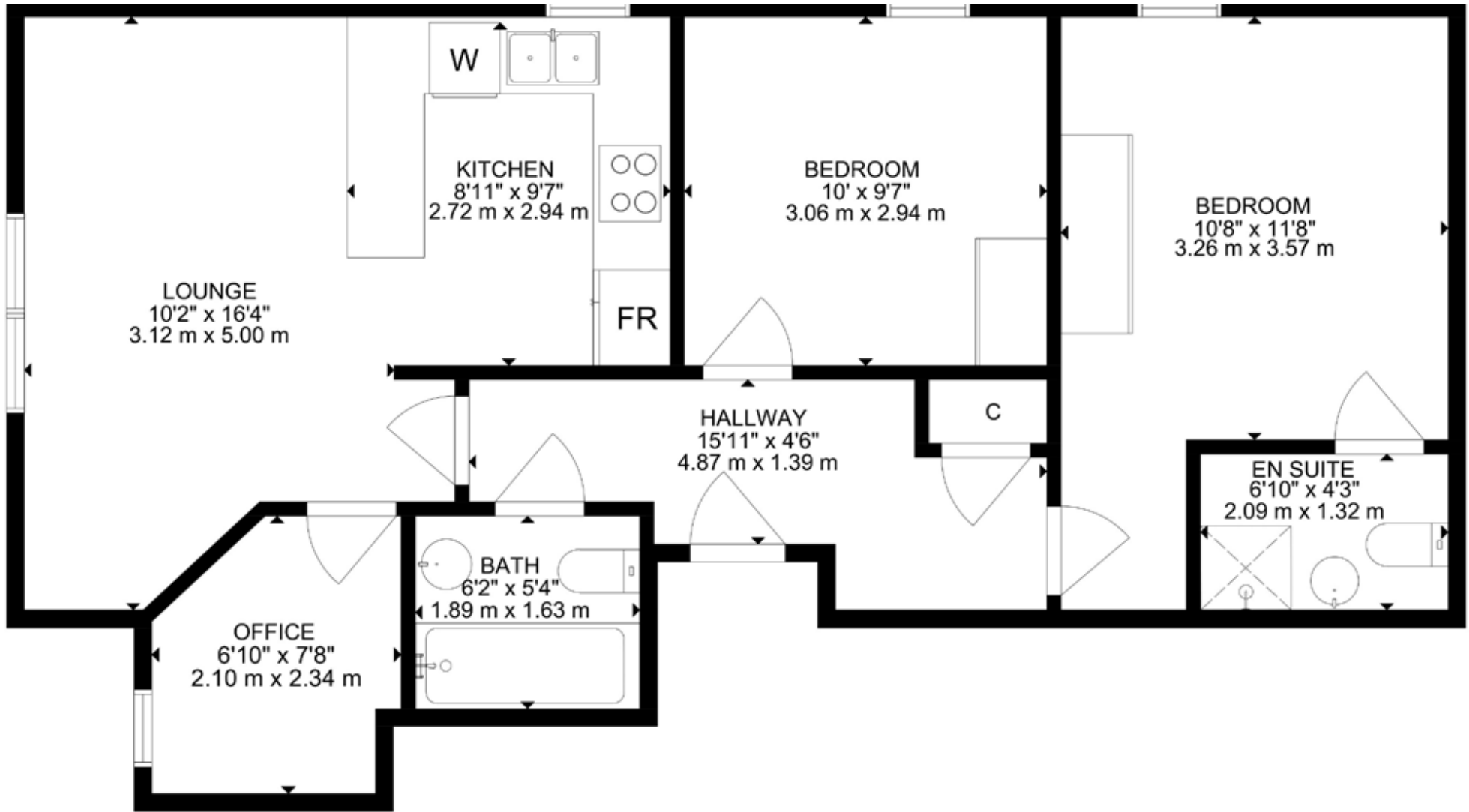
This two double bedroom, top floor flat is well presented throughout. The open plan lounge / kitchen benefits from stylish, modern cabinets, fitted in 2023, integrated oven, hob with overhead extractor, integrated tall fridge freezer, dishwasher with space and plumbing for washing machine. Solid wood worktops and flooring to complement.

From the lounge area, a door leads to an area ideal for storage or home office.

Both bedrooms are double in size with bedroom one including an en-suite shower room with corner shower, wash hand basin and wc.

The family bathroom incorporates a bath with an overhead shower with shower screen, wash hand basin and wc.

The property is well maintained with allocated off road parking to the front.



**GROSS INTERNAL AREA**  
**TOTAL: 753 SQ FT, 70 m<sup>2</sup>**

**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.”

**Winkworth**

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