



**Flat 2, 4 Harcourt Road**  
Southbourne, BH5 2JG  
Asking Price £300,000

**Winkworth**







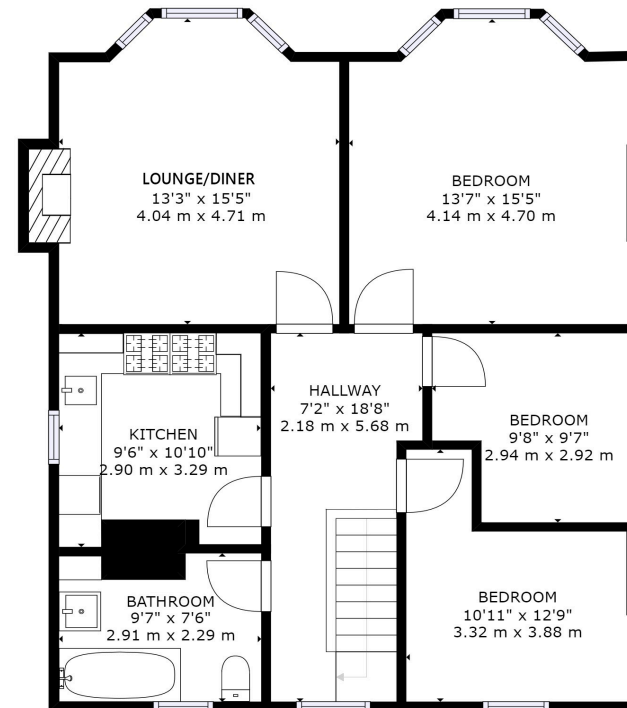
ASKING PRICE - £300,000 SHARE OF FREEHOLD

01202 434365 | southbourne@winkworth.co.uk

An exceptionally spacious three bedroom first floor apartment set in building of just two properties which is situated a short level walk to the shops bars and restaurants in Southbourne whilst also being close to the beach. The property benefits from bright, modern accommodation throughout and a private garden.

Three Bedrooms | Large Kitchen |  
First Floor | Double Glazed Windows | Modern Bathroom |  
Great Location | Good Rental Potential | Garden |  
| Share Of Freehold

EPC D | Council Tax Band B  
Ground Rent £50 | Maintenance: As & When | AirBnB: No | Pets:  
Permitted



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 918 sq. ft, 85 m<sup>2</sup>  
TOTAL: 918 sq. ft, 85 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## LOCATION

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 bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

## Winkworth Southbourne

29a Southbourne Grove, Dorset, BH6 3QT  
01202 434365 | [southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)  
[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

# Winkworth