



**FLAT 4 ST. CATHERINES COURT,**  
SOUTHBOURNE, BH6 4AB  
ASKING PRICE - £650,000

**Winkworth**





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01202 434365 | southbourne@winkworth.co.uk

## An immaculately presented two double bedroom apartment, situated opposite the cliff tops with stunning views, off road parking and a garage.

Winkworth Southbourne are delighted to offer for sale, this immaculately presented first floor apartment with the most stunning sea views across the bay. Inside, the apartment benefits from two double bedrooms. The largest bedroom features fitted wardrobes, a tiled ensuite shower room with a rainfall shower head and sliding doors which provide direct access to the south facing balcony making the most of the superb sea view.

The second bedroom is also double in size with fitted wardrobes. The family bathroom is spacious featuring a jacuzzi style bathtub, along with a glass enclosed rainfall shower, wc and wash hand basin. The open plan lounge / dining room offers a great space to relax in with ample space for a range of living and dining furniture. Sliding doors to one end lead directly to the balcony.

The modern, stylishly fitted kitchen / breakfast room benefits from a peninsula breakfast bar as well as fully integrated appliances including fridge-freezer, washing machine, dishwasher, double oven and microwave. A ceramic hob sits on top of the stone counters. The expansive balcony is an incredibly generous and offers space for a range of outdoor furniture for al-fresco dining whilst enjoying the panoramic sea views.

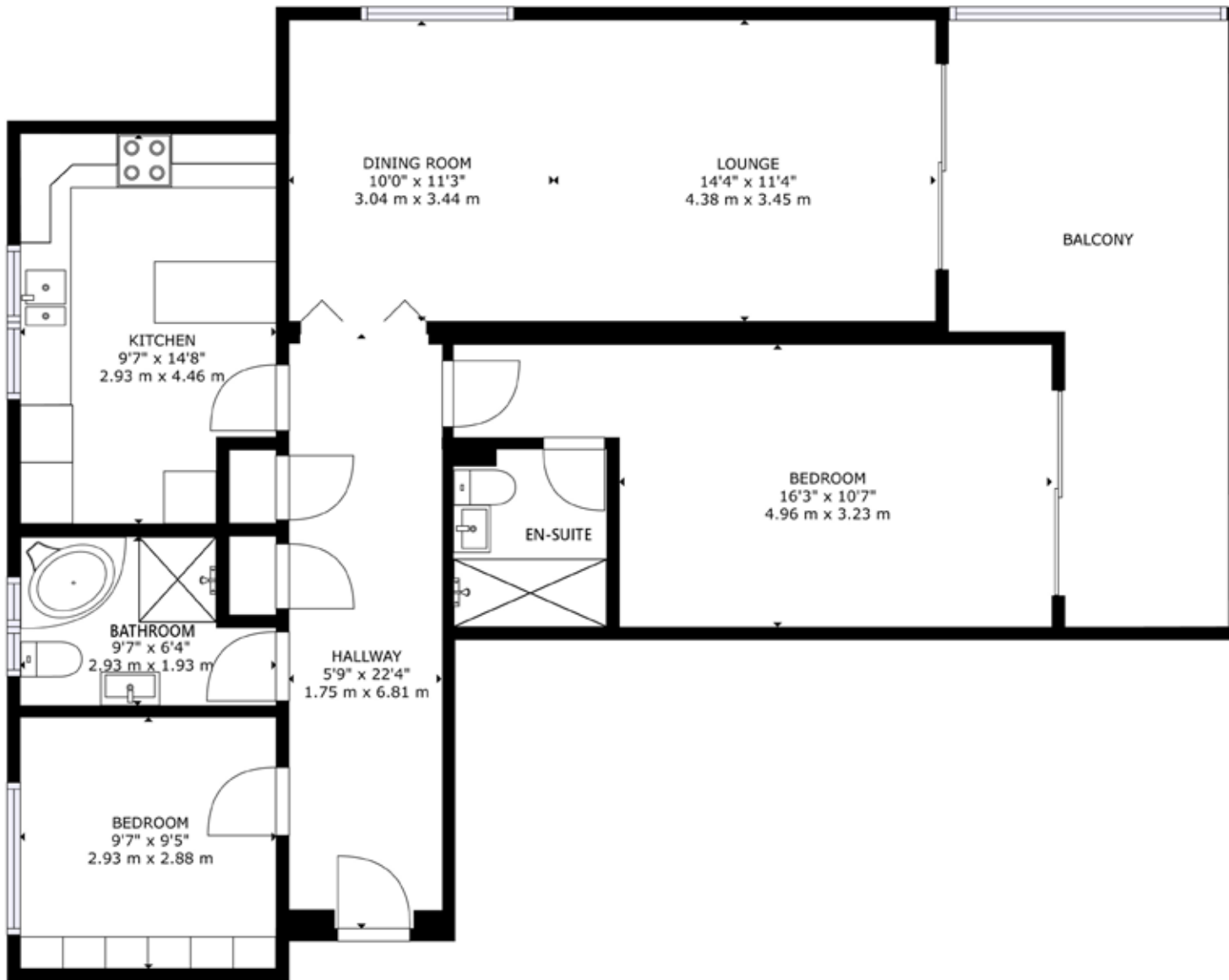
To the rear of the development is a garage as well as off road parking for one vehicle.

Two Double Bedrooms | En-suite Shower Room | Sea Views | Holiday Lets / Pets Not Permitted | Modern Kitchen | Spacious Lounge / Dining Room | Garage | Off Road Parking

EPC: TBC | COUNCIL TAX: E | LEASEHOLD - 9XX YEARS REMAINING

MAINTENANCE £1,700 approx each year | GROUND RENT £





GROSS INTERNAL AREA  
FLOOR 1: 1058 sq. ft, 98 m<sup>2</sup>  
TOTAL: 1058 sq. ft, 98 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

**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.



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.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

## Winkworth Southbourne

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