



7 MARINA GARDENS
7A WOODSIDE ROAD
BH5 2AZ

FREEHOLD
GUIDE PRICE
£425,000- £450,000

“Ideally located in a peaceful cul-de-sac, this modern three-bedroom chalet-style semi-detached house offers off-road parking for two vehicles and is just 400 metres from Southbourne High Street”

Winkworth

for every step...

GUIDE PRICE £425,000-£450,000

Built In 2019
Three Bedrooms
Two Bathrooms
Ground Floor Cloakroom
Private Cul-De-Sac
400 Metres To Southbourne High Street
900 Metres To Southbourne Cliff Tops
Off Road Parking For Two Vehicles

EPC: B | COUNCIL TAX: C | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Marina Gardens?

Marina Gardens is a peaceful cul-de-sac set back off of Woodside Road. This convenient location is less than 400 metres to Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés, bars, restaurants and convenience shops along with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are just 900 metres away where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade that stretches Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side, bars, restaurants and cafés to take in along the way.

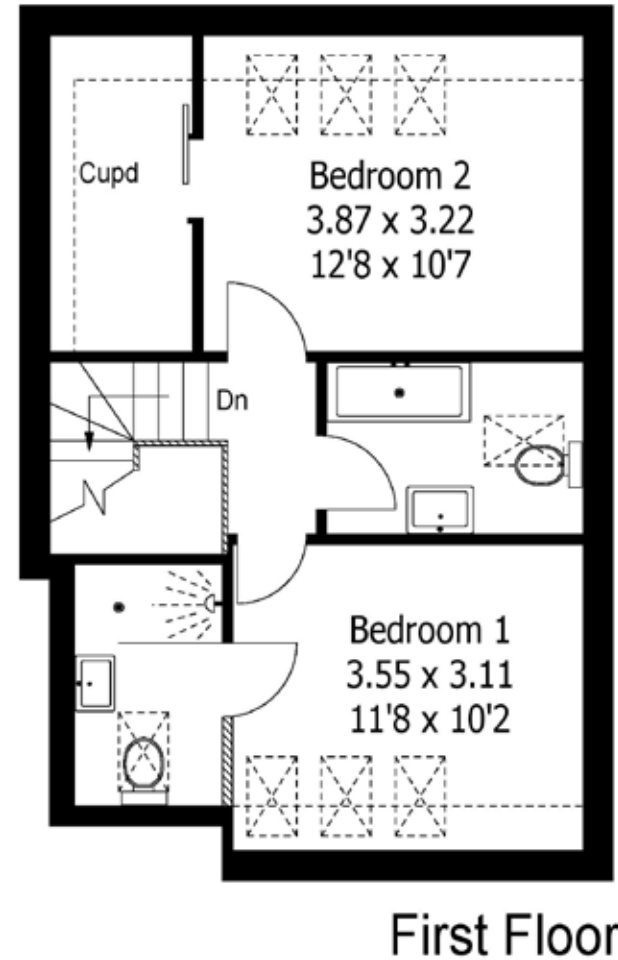
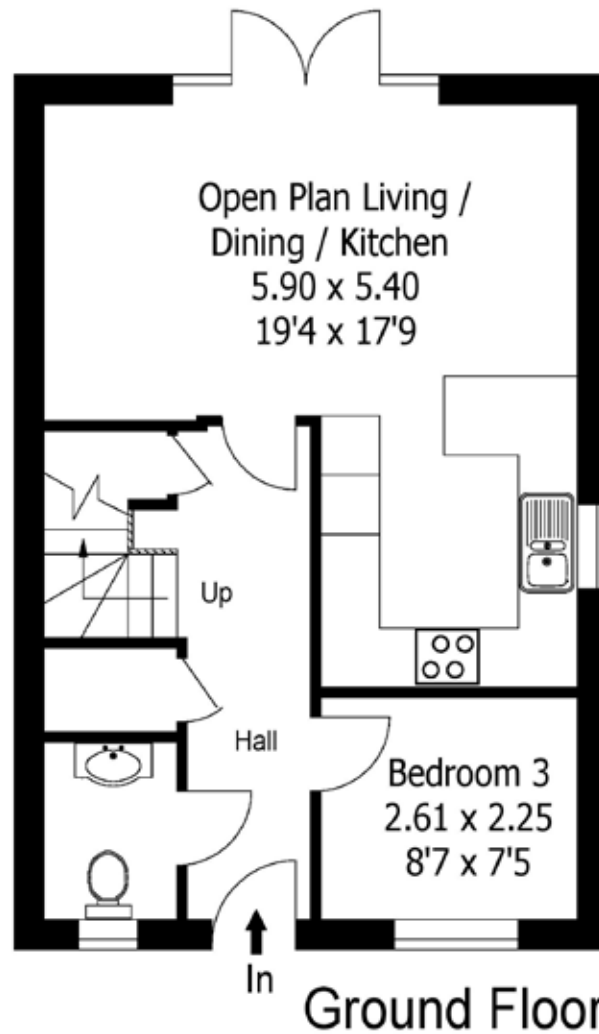
This modern chalet style property is immaculately presented throughout. The open plan kitchen / dining / day room is flooded with natural light. The kitchen area enjoys a range of modern fitted cabinets with integrated appliances and patio doors that lead out to the garden. There is a ground floor bedroom to the front.

Upstairs, there are two double bedrooms. The primary bedroom benefits from a modern en-suite shower room while bedroom two benefits from a range of built in wardrobes. The family bathroom includes a bath with over head shower, wash hand basin and wc.

Outside, the front of the property is block paved providing off road parking while the rear garden is laid with artificial grass for low maintenance with a useful storage shed.



Approximate Gross Internal Area :- 87 sq mt / 939 sq ft



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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