

3a Seaward Avenue, BH6 3SJ



Winkworth



"A unique two bedroom maisonette"

Leasehold PRICE £390,000

A truly unique property with large secluded balcony and off-road parking, set just a short walk from Southbourne high street and the Clifftops of Southbourne's golden sandy beaches.

This two-bedroom maisonette is truly a rare gem and your own private sanctuary by the beach. On the main floor of this home you will be welcomed by the bright and spacious open plan living area and modern fitted kitchen. The spacious living area also has access to ample loft space via a drop down ladder and opens out onto the exceptionally large and sunny, south west facing balcony which is totally secluded and backs onto the beautiful fisherman's walk parkland.

The kitchen area has been modernised with cream high gloss units at both base and eye level including an integrated fridge/freezer, built in double oven and dishwasher. A gas hob and extractor sit on top of a new laminate work top. A combi boiler is situated in one of the cupboard units.

Bedroom one is a large double room with a bay window which offers sea glimpses at the end of the avenue. Large built in wardrobe's provide ample storage and the original high ceilings make the room feel extra spacious.

The bathroom is exceptionally large for the size of the property and has been fully remodelled to a very high standard with mixture of neutral cream and grey feature tiles, a modern w.c and wash basin, heated towel rail and a large corner glass enclosed shower with a chrome mixer control. There is also a large, mirrored vanity unit with lighting over the washbasin. A stunning role top bath which sits on top of Japanese's style wooden blocks is a real touch of luxury.

Bedroom two is currently being used as a dining room and offers the flexibility to utilise it for different purposes.

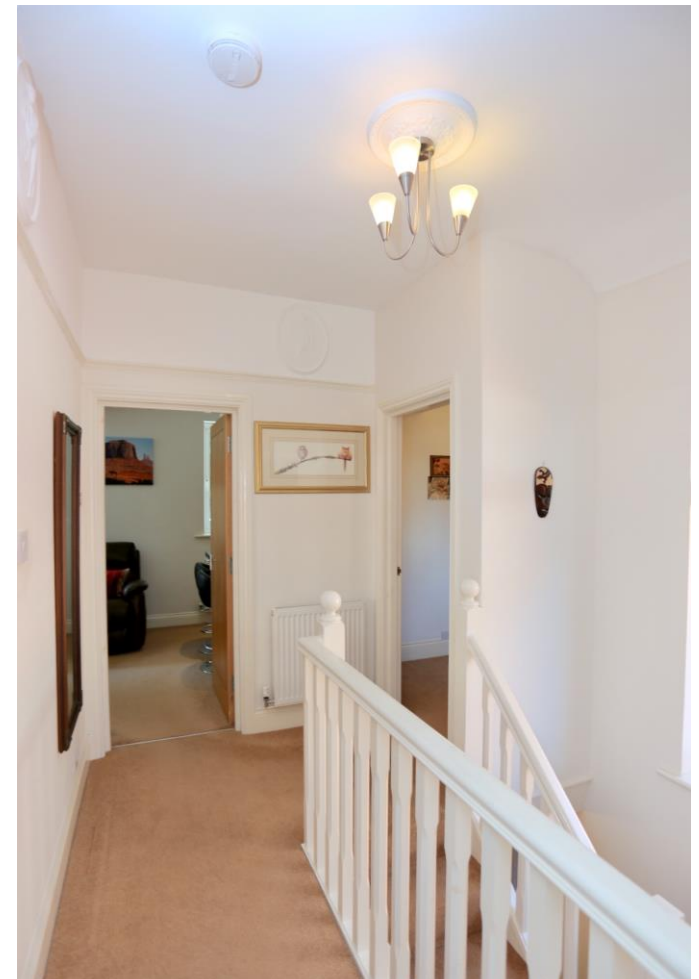
The downstairs of the property has its own private entrance and two large storage cupboards, one of which houses the washer / dryer.

The exterior of the property has off road parking and an attractive and well-maintained shrub and walled border to define parking between the upstairs and downstairs properties.

This property is a must view! It is the perfect home for a holiday home or even residential.

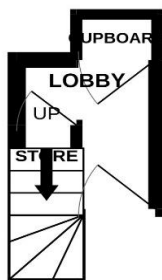
COUNCIL TAX BAND: C

EPC RATING:

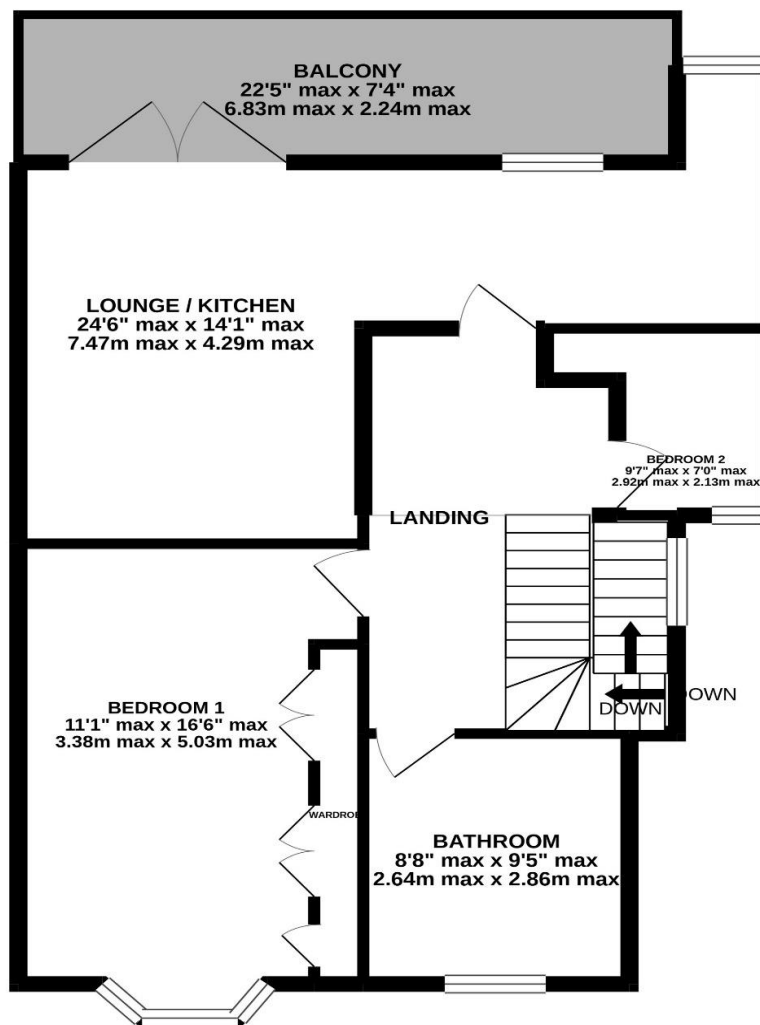




GROUND FLOOR
39 sq.ft. (3.7 sq.m.) approx.



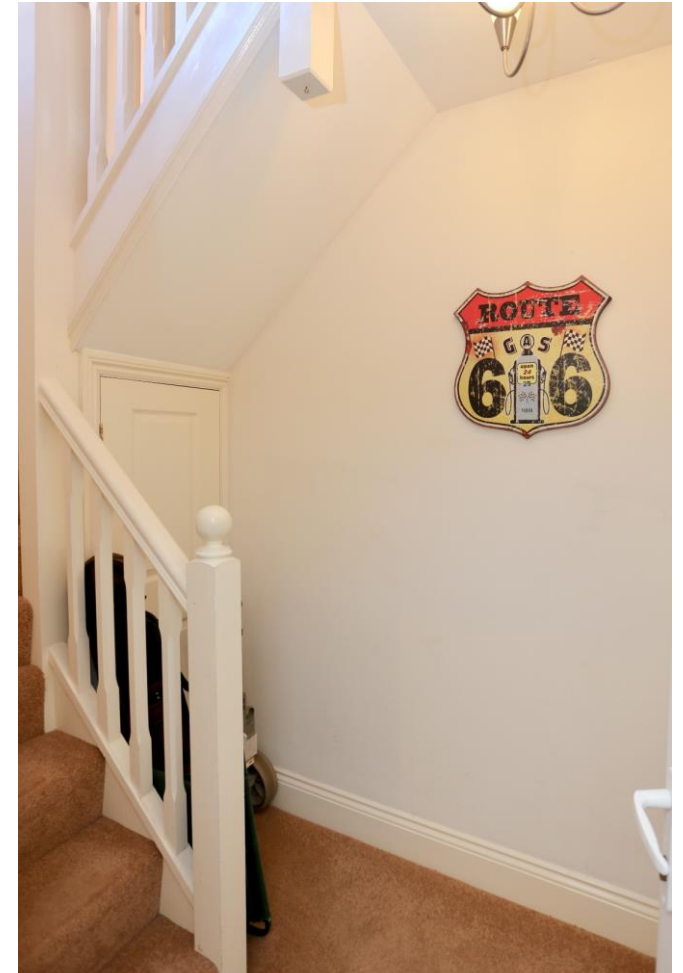
1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Winkworth Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





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



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