



Flat 2 Sailpoint

Southbourne, BH6 4BD

Guide Price - £400,000 - £425,000

Winkworth





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01202 434365 | southbourne@winkworth.co.uk

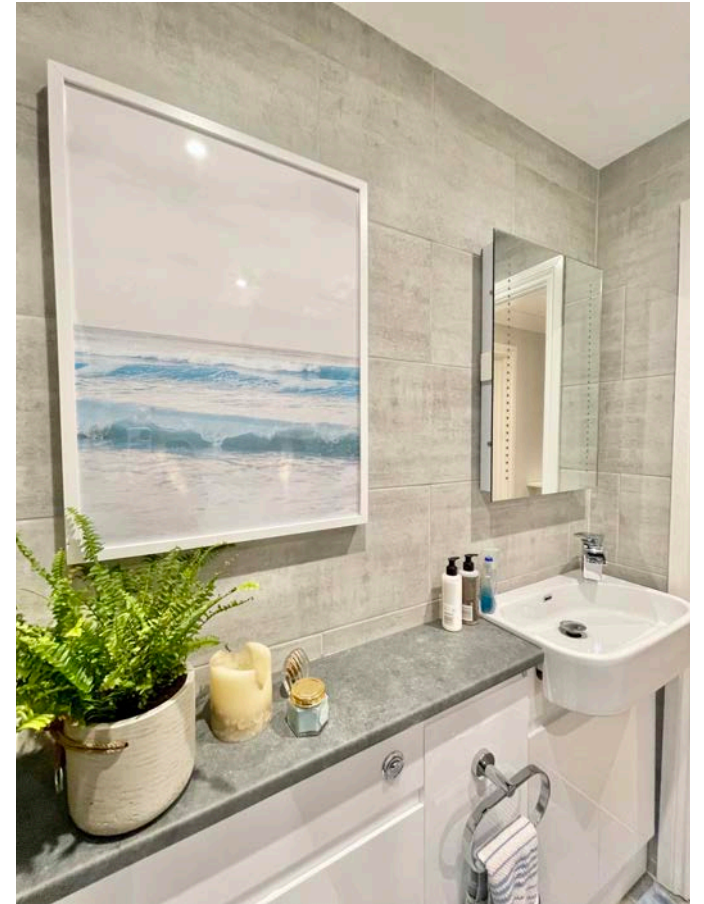
A beautifully renovated and spacious, two double bedroom flat, with a private patio area and open plan kitchen / living space, just steps from the beach.

Winkworth Southbourne are delighted to offer for sale this spacious, two double bedroom flat which has been renovated to a very high spec with new flooring, a brand new hi-gloss fully fitted kitchen with integrated appliances and a ceramic hob with extractor hood in the large peninsula breakfast bar. Sliding doors open up from the lounge area onto the sunny patio area which has ample space for a range of outdoor furniture. Bedroom one has over 5 meters of built in wardrobe storage including a dressing table. There is also a door to one end providing direct access to the terrace and a renovated en-suite shower room.

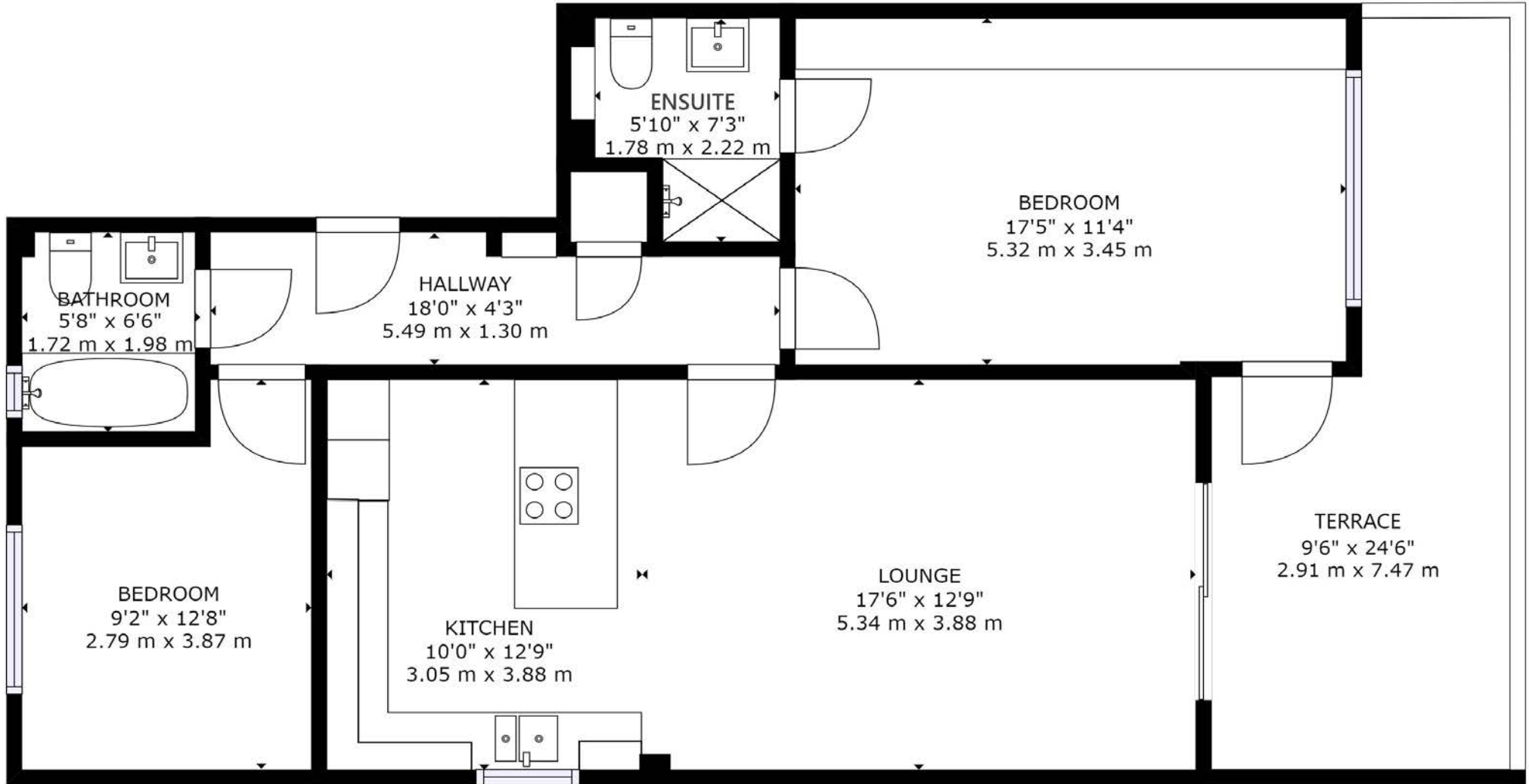
Bedroom two is also double in size. The family bathroom has been fully tiled in a neutral grey tone.

The property benefits from secure gated parking to the rear with one allocated space and first come first served visitor parking.

- **Open Plan Kitchen / Living**
- **Modern Kitchen**
- **Fully Tiled Bathroom**
- **Fitted Wardrobes**
- **2 Double Bedrooms**
- **En-suite Shower Room**
- **Spacious Terrace**
- **Allocated Parking**



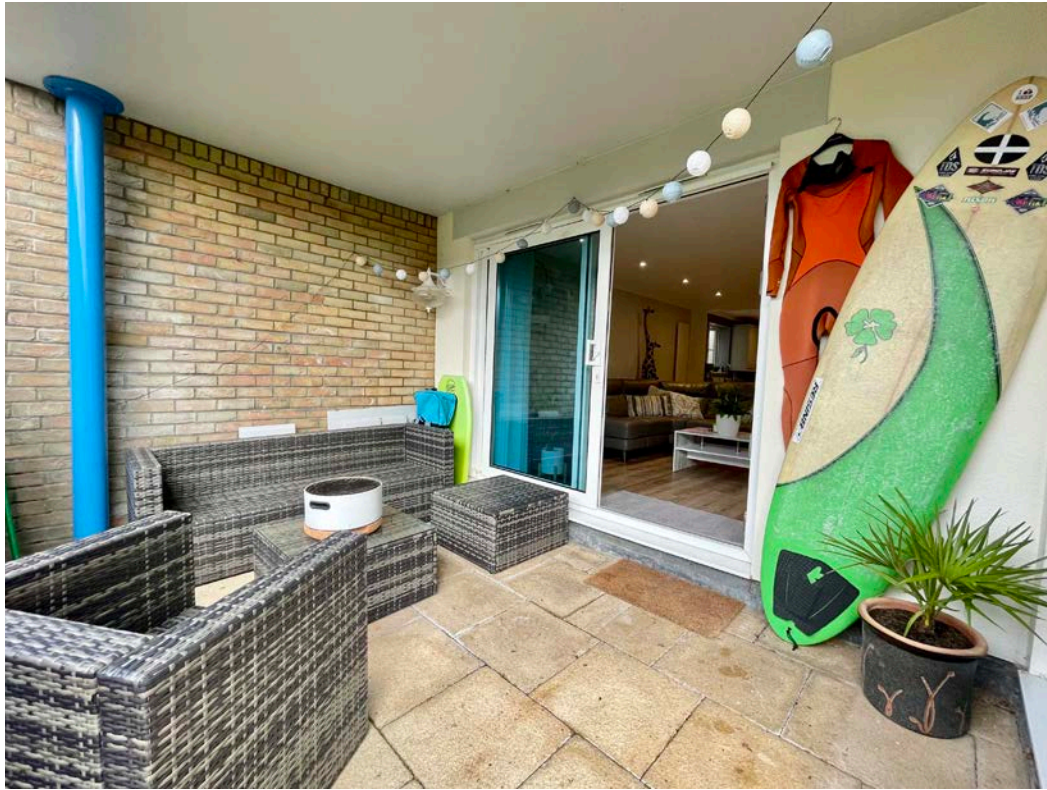
Maintenance: £1300 pa | Ground Rent: TBC | Leasehold: 107 years remaining | Pets: by consent | No short term lets



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 910 sq. ft, 85 m², EXCLUDED AREAS:
BALCONY: 178 sq. ft, 17 m²
TOTAL: 910 sq. ft, 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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29 Southbourne Grove, Southbourne, Dorset, BH6 3QT
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