

44 Belle Vue Gardens,
BH6 3BG



Winkworth

“Spacious two double bedroom flat with sweeping views from Hengistbury Head to Christchurch Priory.”

Share of Freehold

Asking Price £230,000

A spacious, two double bedroom top floor flat with stunning views of Hengistbury Head, Isle of Wight, Christchurch Priory and Mudeford harbour. The property is in a popular, well maintained, purpose-built block with plenty of parking and tended communal gardens, located within walking distance to the cliff top, river walks in Tuckton, and local shops. The generously sized lounge has a double-glazed door leading onto the spacious balcony which enjoys a good degree of privacy. The large kitchen has ample space and has views across to Christchurch Priory. Bedroom one also enjoys access to the balcony and has space for a king sized bed and other bedroom furniture. Bedroom two is a good sized double with priory views. The bathroom is part tiled and has a paneled bath with shower attachment. The property also benefits from a separate WC.

At A Glance:

- Two Double Bedrooms
- Stunning Views
- South Facing Balcony
- Expansive Lounge
- Large Kitchen
- Intercom Entrance Phone
- Car port with Storage Cupboard
- Resident and Visitor Parking

LOCATION

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names.

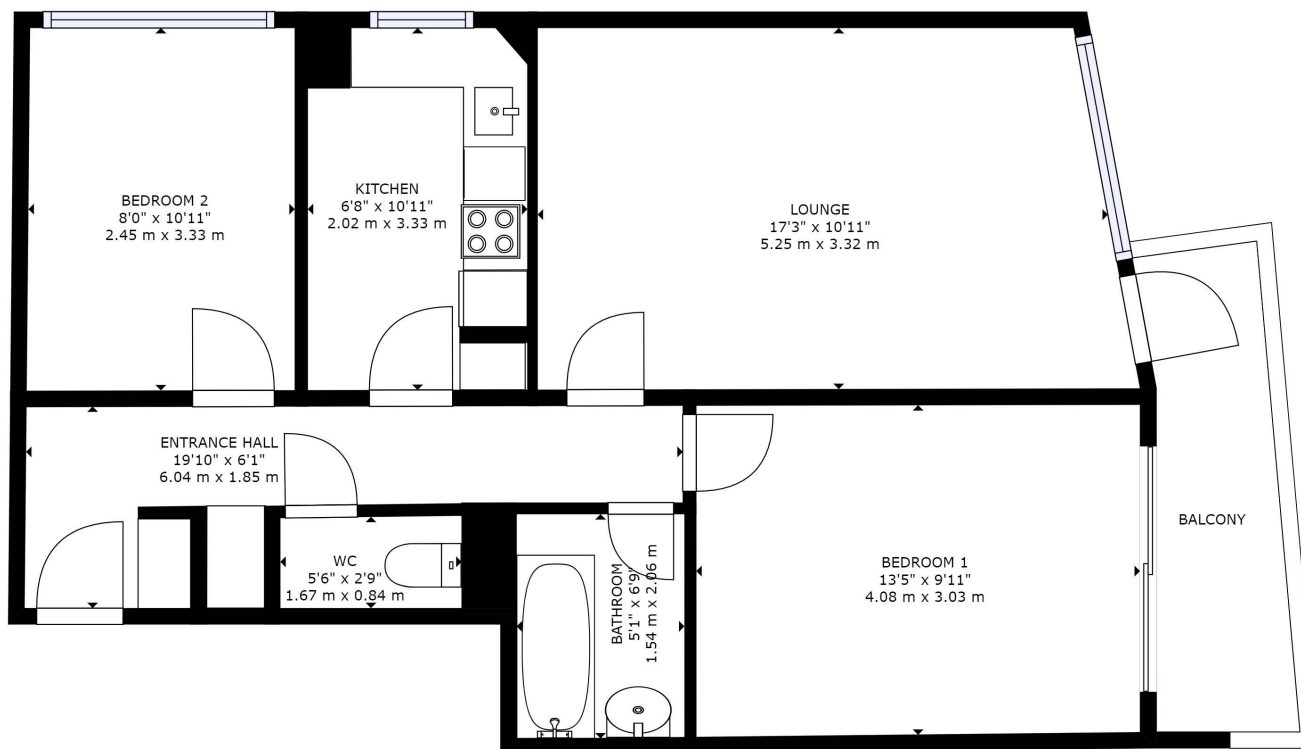
Locally, there are superb award-winning beaches with vibrant promenades offering restaurants, bars and all year round walks with stunning views out to the Purbecks and over to Hengistbury Head. Southbourne also sits in an excellent school catchment area for all age ranges.

Regular bus routes will take you as far as Poole, Bournemouth and Christchurch. There is a main line train station at Pokesdown which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away.

Council Tax: B

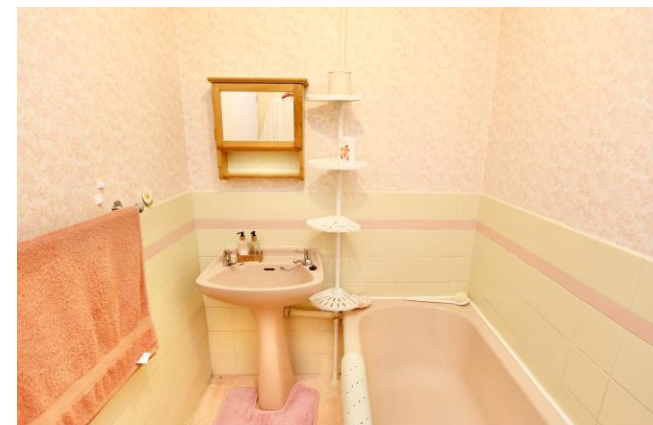
EPC Rating: TBC





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 649 sq ft, 60 m²
TOTAL: 649 sq ft, 60 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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