



FLAT 19 DEAN LODGE  
17 GRANGE ROAD  
BH6 3ND

LEASEHOLD  
ASKING PRICE  
£225,000

“A first floor, one  
bedroom retirement  
apartment with  
24 hour emergency  
careline, residents  
lounge, laundry and  
communal gardens for  
over 60's less than 100  
metres to Southbourne  
cliff tops”

**Winkworth**

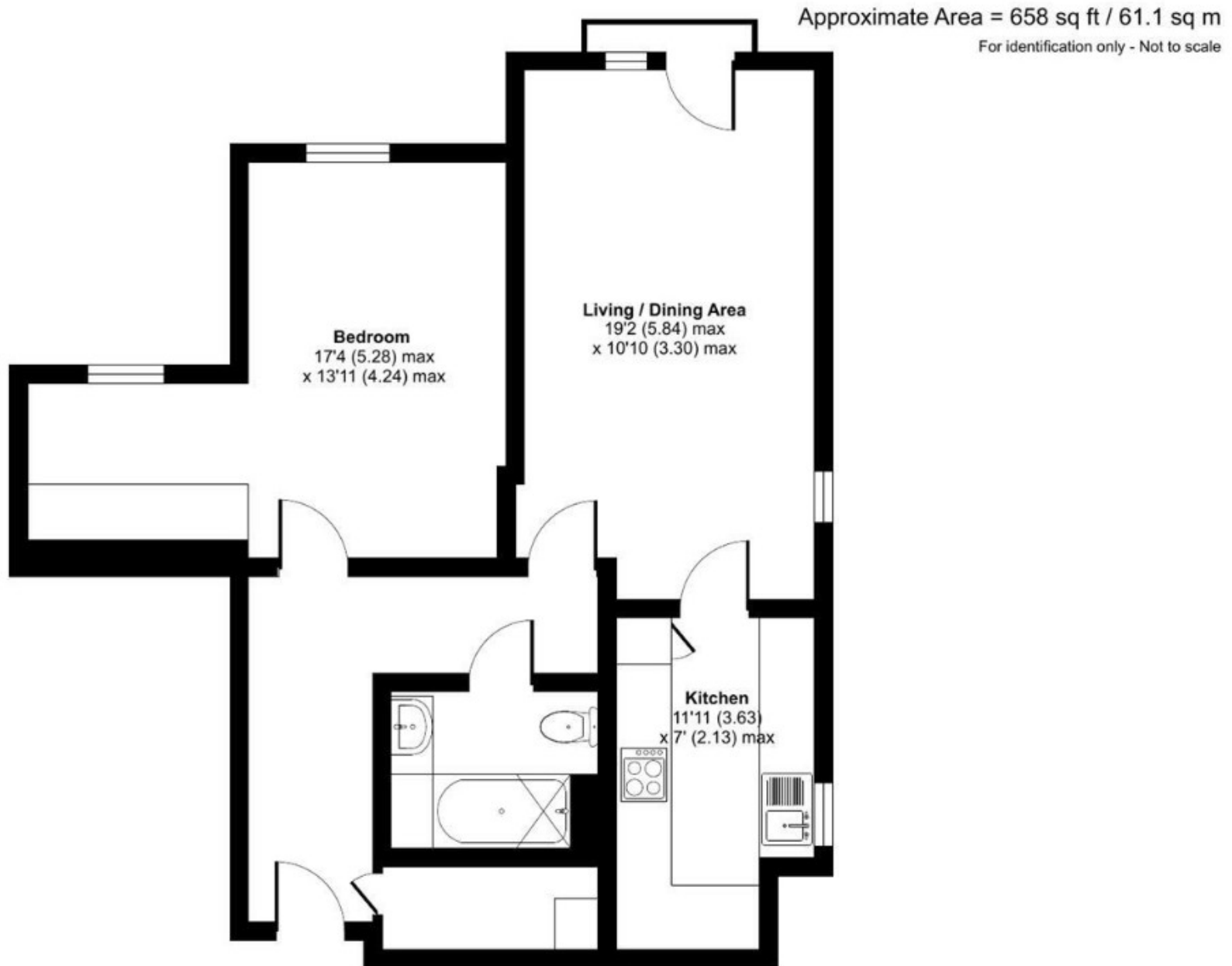
for every step...

ASKING PRICE £225,000

One Double Bedroom  
Retirement Apartment  
24 Hour Emergency Careline  
Guest Suite For Family To Stay  
Laundry Room  
Residents Lounge  
Off Road Parking  
Over 60's

EPC: C | COUNCIL TAX: C | LEASEHOLD 112 YEARS RE-  
MAINING | MAINTENANCE £3003.86 P/A | GROUND RENT  
£647.98 P/A | NO PETS OR HOLIDAY LETS PERMITTED  
01202 434365





**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.





Lori Leon

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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.”

**Winkworth**

for every step...