



FLAT 5
3 NEW PARK ROAD
SOUTHBOURNE
BH6 5AB

OFFERS IN THE
REGION
£150,000
LEASEHOLD

“A well presented one
double bedroom top
floor flat with views
over to the Priory, less
than 200 meters to
Southbourne’s vibrant
high street”

Winkworth

for every step...

OFFERS IN THE REGION OF - £150,000

Spacious Kitchen
Double Bedroom
Bright & Airy Lounge
Modern Bathroom
Prime Location
Split Level
Views Of Christchurch Priory
South Facing Communal Garden

EPC: TBC | COUNCIL TAX: A | LEASEHOLD - 153 YEARS REMAINING | SERVICE CHARGE £ 1777 P/A | GROUND RENT - PEPPERCORN | PETS & HOLIDAY LETS NOT PERMITTED

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Why New Park Road?

New Park Road is quietly nestled away behind Southbourne's high street. The high street has been rejuvenated over the last few years and now includes many independent café's, restaurants, micro breweries, local convenience shops and excellent bus routes and just a short distance to Pokesdown train station ideal for anyone commuting. Southbourne clifftops is less than a mile away where you can sit in the clifftop café and admire the panoramic views from the Isle of Wight over to Old Harry Rock. Take a stroll along the promenade which stretches from Hengistbury Head to Sandbanks or take part in the many water sports that are available by Boscombe Pier.

On entering this split level character maisonette, you are greeted with a coat area and the family bathroom which enjoys a bath with overhead shower and glass screen, wash hand basin, WC and part tiled walls

and flooring. A staircase leads up to the first floor accommodation. The landing has a Velux window flooding the area with natural light with space for Bistro dining or anyone working from home. The galley kitchen is well equipped to include modern cabinets, an electric oven and hob with overhead extractor, space and plumbing for washing machine and undercounter fridge and freezer, complimented with wooden effect laminate worktop and flooring.

The lounge enjoys dual aspect velux windows making this room light and airy. An arch leads to the double bedroom where there is ample space for furniture and views extending over to Christchurch Priory.

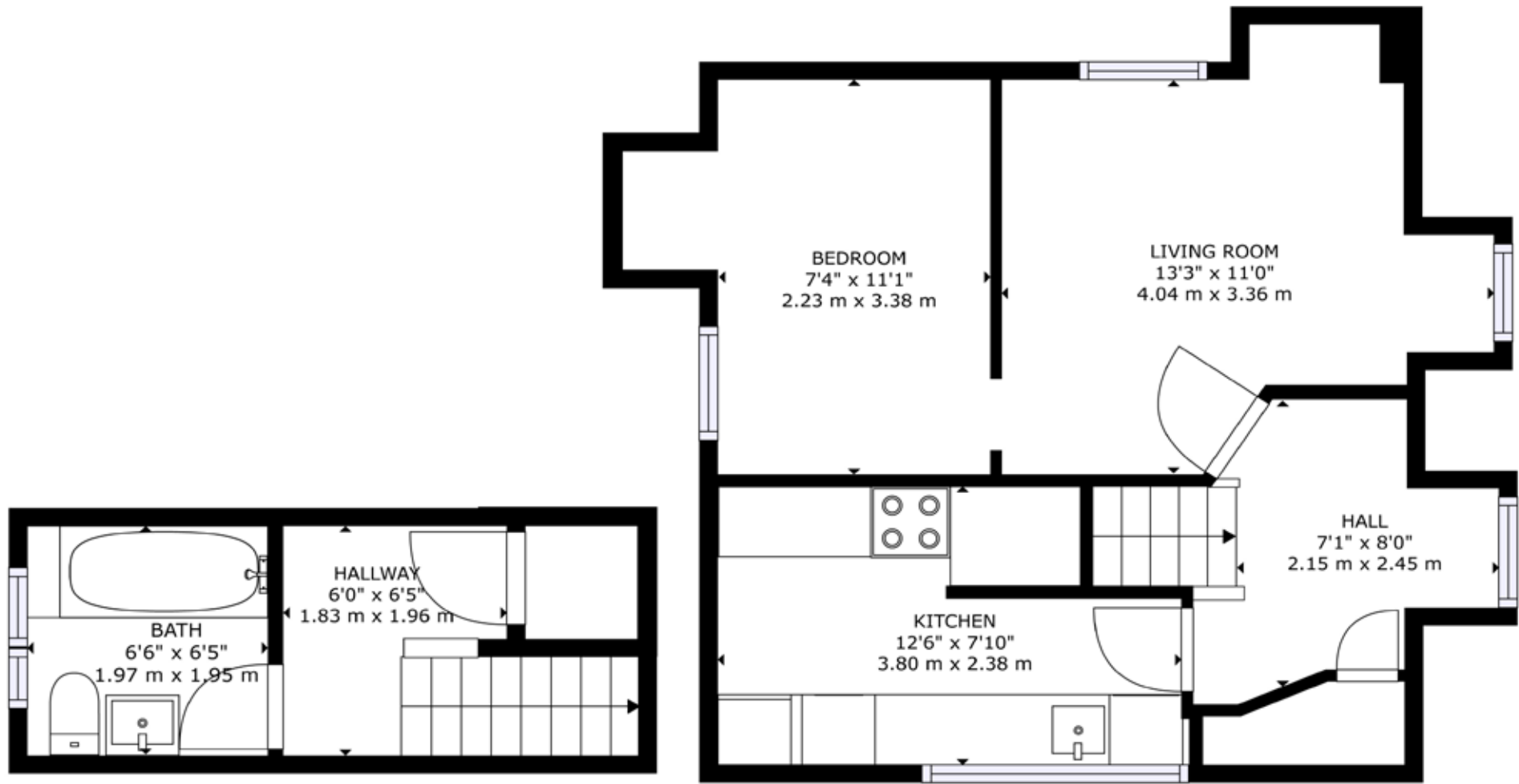
The communal areas are well maintained throughout. The south facing communal garden provides the ideal place to read a book and soak up the summer sun.



Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.





FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 93 sq. ft, 9 m², FLOOR 2: 378 sq. ft, 35 m²
 TOTAL: 471 sq. ft, 44 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 do not 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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