



FLAT 4 THE PINES  
1C FOXHOLES ROAD  
SOUTHBOURNE  
BH6 3BX

ASKING PRICE  
£250,000  
LEASEHOLD

“A two bedroom first  
floor apartment  
situated within a small  
development with  
allocated parking just  
500 metres to  
Southbourne beach”

**Winkworth**

for every step...



ASKING PRICE £250,000

First Floor Flat  
Two Double Bedrooms  
500 Metres To The Beach  
Open Plan Lounge / Kitchen / Dining Room  
Allocated Parking  
Modern Development

EPC: TBC | COUNCIL TAX: B | LEASEHOLD 111 YEARS REMAINING | GROUND RENT £150 P/A | MAINTENANCE £1700 P/A | PETS BY CONSENT | HOLIDAY LETS NOT PERMITTED

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## Why Foxholes Road?

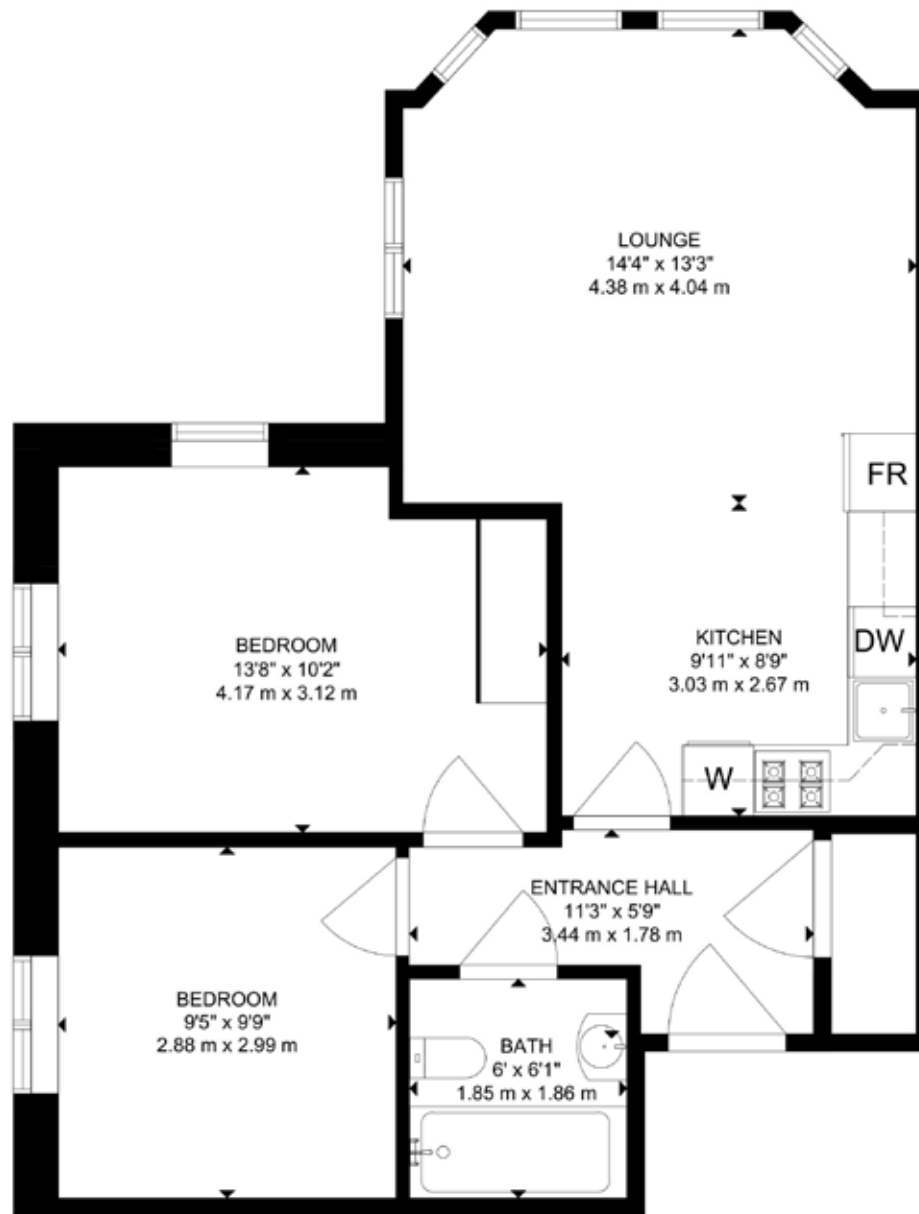
Foxholes Road is conveniently located just 500 metres to Southbourne beach where you can find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a good selection of beach side bars, cafés and restaurants to take in along the way. Southbourne high street is less than a mile away which has been rejuvenated over recent years to include a range of amenities with excellent transport links and Pokesdown train station for anyone looking to commute.

This first floor two double bedroom flat is well presented throughout. The spacious, open plan kitchen / lounge / dining room enjoys a dual aspect, flooding the room with natural light. The kitchen area has a range of modern cabinets with

integrated oven, hob with overhead extractor and fridge / freezer. There is space and plumbing for free-standing washing machine.

Both bedrooms are double in size serviced by the family bathroom which includes a bath with overhead shower and glass shower screen, wash hand basin and wc with part tiled walls and flooring.

Outside, the communal ground are well maintained. There is a car park to the rear of the development with allocated off road parking for one vehicle.



GROSS INTERNAL AREA  
 TOTAL: 624 SQ FT, 58 m<sup>2</sup>  
 SIZE 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

**Winkworth**

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