



70 SEAWARD AVENUE  
SOUTHBOURNE  
BH6 3SH

ASKING PRICE  
£230,000  
FREEHOLD

“A two bedroom first  
floor flat with  
off road parking,  
less than  
50 metres to  
Southbourne  
cliff tops, requiring  
modernisation  
throughout”

**Winkworth**

for every step...

ASKING PRICE £230,000

Two Double Bedrooms  
Lounge / Dining Room  
In Need Of Modernisation Throughout  
Off Road Parking  
Less Than 50 Metres To Southbourne Cliff Tops

EPC: TBC | COUNCIL TAX: C | FREEHOLD | SERVICE CHARGE NIL |  
GROUND RENT NIL | PETS PERMITTED | HOLIDAY LETS PERMITTED

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## Why Seaward Avenue?

Seaward Avenue is conveniently located behind Southbourne high-street which has been rejuvenated in recent years to include a number of independent cafés, restaurants, micro breweries and convenience shops. Excellent transport links to Bournemouth and Christchurch along with Pokesdown train station for anyone looking to commute. The property is located less than 50 meters to Southbourne cliff tops where you can admire the panoramic views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach with a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, bars and restaurants to take in along the way so whatever you decide to do, there is something for everybody to enjoy.

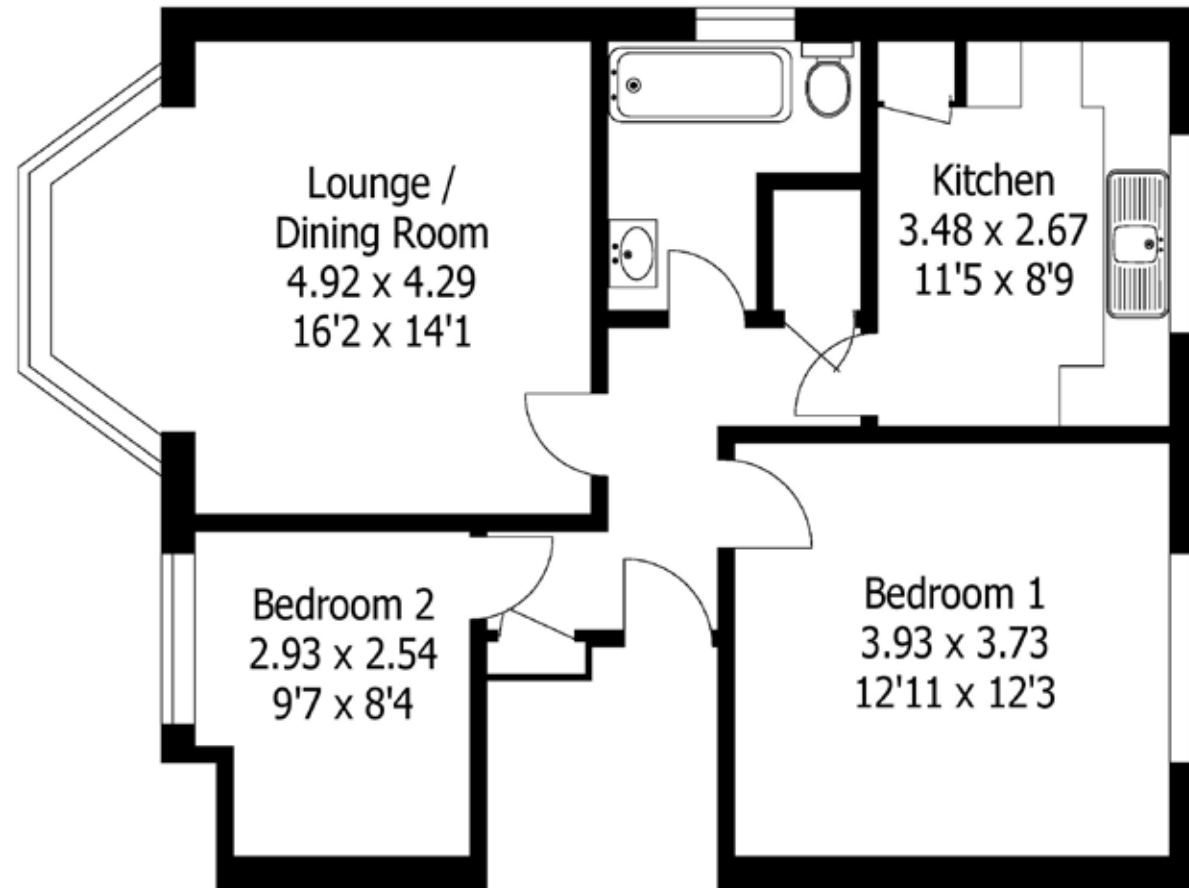
This two bedroom, first floor flat would benefit from modernisation throughout. The lounge / dining room enjoys a bay window offering sea views.

The kitchen is a good size incorporating a range of cupboards, with space for a free-standing oven, washing machine and fridge freezer. Both bedrooms are double in size and serviced by the family bathroom which includes a bath with over head shower, wash hand basin and wc.

Outside, the front of the property has been block paved, providing off road parking. The property provides the ideal opportunity for anyone looking to create their dream home.



Approximate Gross Internal Area :- 64 sq m / 687 sq ft



First Floor

**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.”

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