



FLAT 14 FOXHOLES
SOUTHBOURNE
BH6 3BS

ASKING PRICE
£350,000
SHARE OF FREEHOLD

“ An exceptionally well
presented two
bedroom ground floor
flat with private
patio and secure
underground parking”

Winkworth

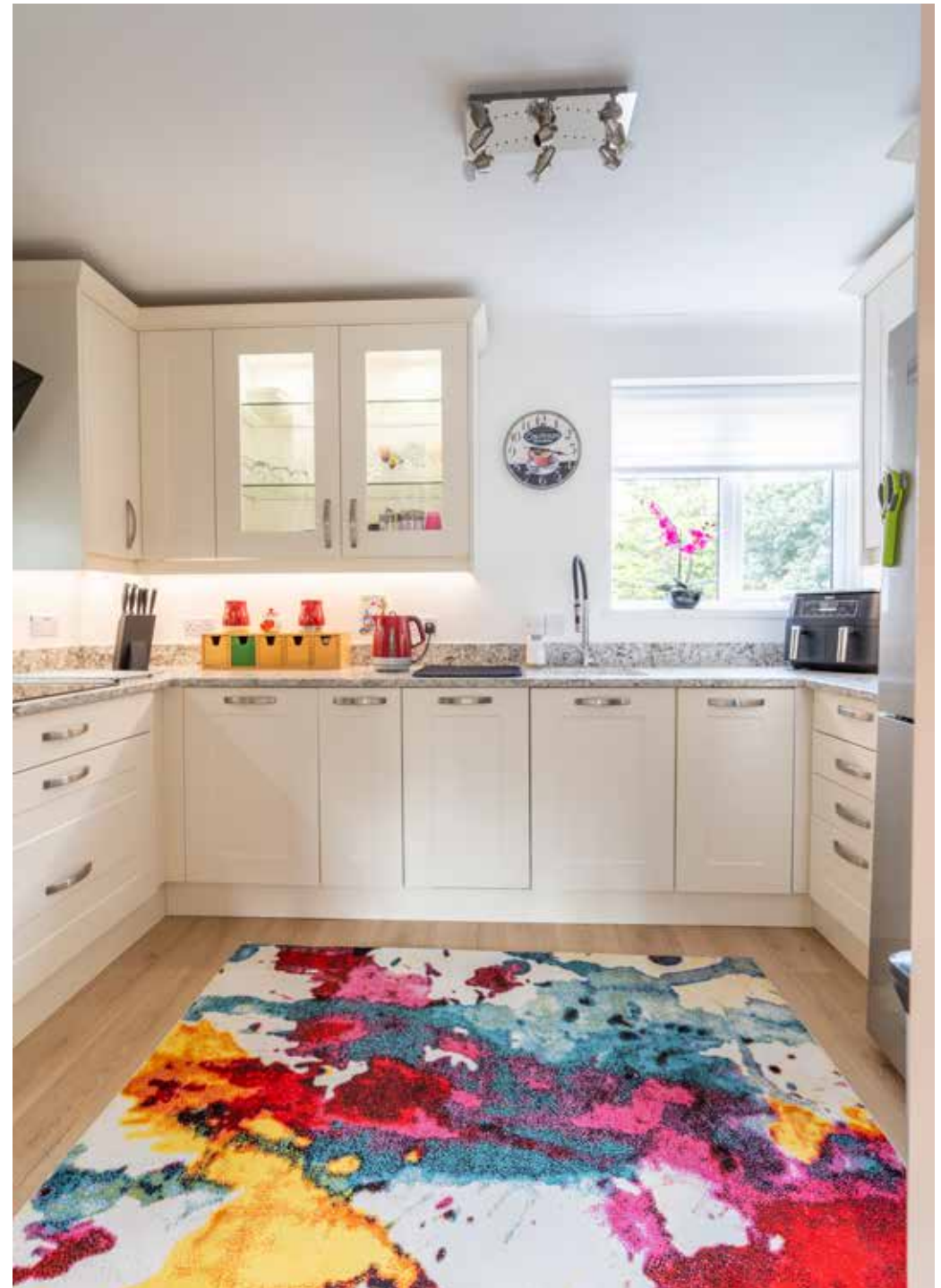
for every step...

ASKING PRICE - £350,000

Ground Floor Flat
Two Bedrooms
Two Bathrooms
Modern Throughout
Private Patio
Secure Underground Parking
Ample Visitor Parking

EPC: D | COUNCIL TAX: B | SHARE OF FREEHOLD 959 YEARS REMAINING | GROUND RENT N/A | SERVICE CHARGE £1850 P/A | NO PETS | NO HOLIDAY LETS

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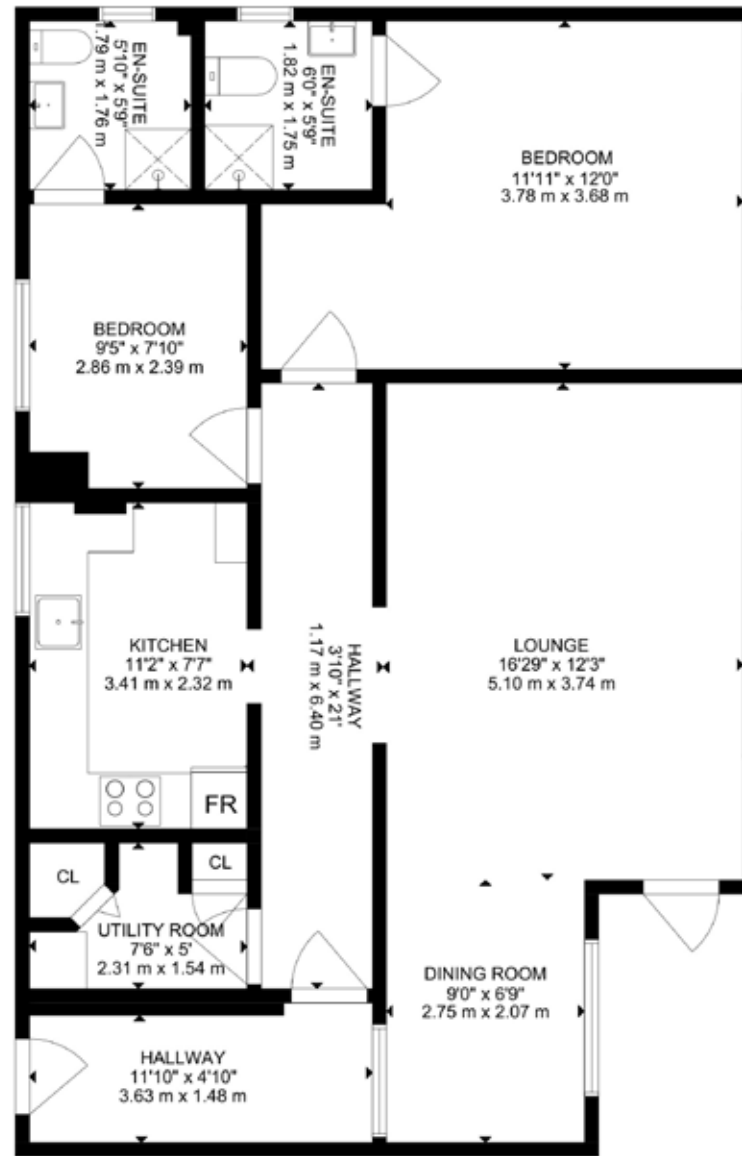
Why Belle Vue Crescent?

Foxholes enjoys a convenient location just 200 metres to the closest bus stop with routes to Bournemouth and Christchurch and 550 metres to Wick village and local amenities. Wick is a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity. Southbourne beach is just 850 metres away, with 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 variety of bars, restaurants and cafés, whatever you choose, there is something for everyone.

This two double bedroom ground floor flat has been modernised and is superbly presented throughout. The kitchen has been fitted with a range of modern cabinets, induction hob with overhead extractor, mid height steam oven and microwave. Complemented with Onyx worktops and wood effect flooring. Accessed from the hallway is a useful utility room with space and plumbing for washing machine, tumble dryer and storage.

The spacious lounge / dining room is flooded with natural light with a door providing direct access to a private patio area. The bedrooms are double in size, both boasting modern en-suite shower rooms with shower, wash hand basin and wc. Outside, the communal grounds are exceptionally well maintained with secure underground parking accessed via electric gates.





GROSS INTERNAL AREA
 TOTAL: 90 m², 968 SQ FT
 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.



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.”

DISCLAIMER:

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth Estate Agents.

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