FLAT 10 SEACROFT 24 SEA ROAD BOSCOMBE SPA BH5 1DF

# OFFERS IN EXCESS OF £200,000 LEASEHOLD

"A two double bedroom top floor flat with private roof terrace, just 700 meters to Boscombe Pier"



for every step ...

## OFFERS IN EXCESS OF €200,000

Two Double Bedrooms Modern Bathroom Open plan lounge / dining room First floor Allocated Parking Rental Potential Central location

EPC: C | COUNCIL TAX: B | SHARE OF FREEHOLD | SERVICE CHARGE £1100 | GROUND RENT - PEPPERCORN | PETS? | HOLIDAY LETS ?

01202 434365 southbourne@winkworth.co.uk







### Why Sea Road?

Sea Road is conveniently located just a short distance to Boscombe's vibrant high street where you will find a selection of shops, café's, the O2 live music venue for any music lovers and bus routes. Boscombe Pier is only 700 meters away where you can enjoy a stroll along the promenade which stretches from Hengistbury Head to Sandbanks. There are a number of restaurants and bars near the pier where you can sit and enjoy a coffee or take part in a selection of water sports that are available.

This modern two double bedroom top floor apartment benefits from a dual aspect lounge flooding the room with natural light with double patio doors leading out to a private roof top terrace which is generous in size with ample space for dining furniture to enjoy al fresco dining or to simply relax on a sun lounger with a book and soak up the sun.

The modern kitchen has handless cabinets, integrated oven and hob with overhead extractor with space and plumbing for washing machine and fridge freezer, complimented with wood effect worktops and tiled flooring.

Both bedrooms are double in size and serviced by the modern fitted family shower room which includes a double walk in shower cubicle, vanity unit with built in wash hand basin, WC, heated ladder towel rail with stylish part tiles walls and flooring.

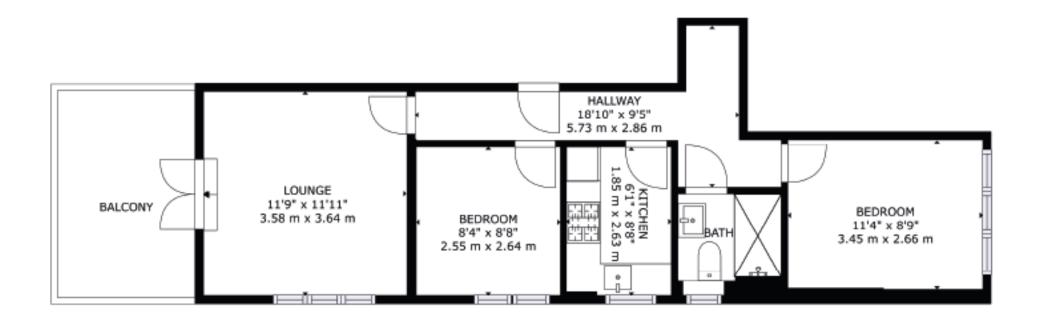
The property is conveyed with one allocated parking space with additional visitors parking.



## Why Boscombe Spa?

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.





GRDSS INTERNAL AREA FLOOR 1: 513 sq. ft,48 m2 TOTAL: 513 sq. ft,48 m2 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY WARY.

FLOOR 1

#### DISCLAIMER

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#### Ariana Woolrych

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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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