



FLAT 7
1 BURTLEY ROAD,
SOUTHBOURNE,
BH6 4AP

OFFERS IN EXCESS OF
£230,000

LEASEHOLD

“A unique one bedroom maisonette with sea views, private garden and allocated off road parking just 500 meters to Southbourne’s golden sandy beach.”

Winkworth

for every step...

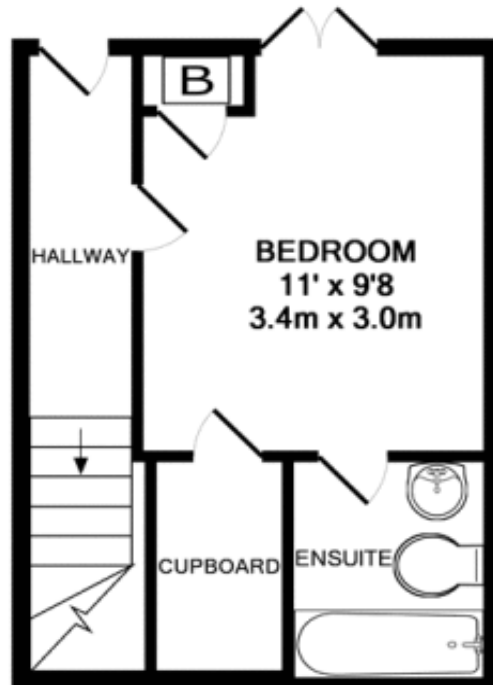
OFFERS IN EXCESS OF £230,000

One Double Bedroom
Maisonette
Lounge / Dining Room
Sea Views
Allocated Off Road Parking
Private Garden

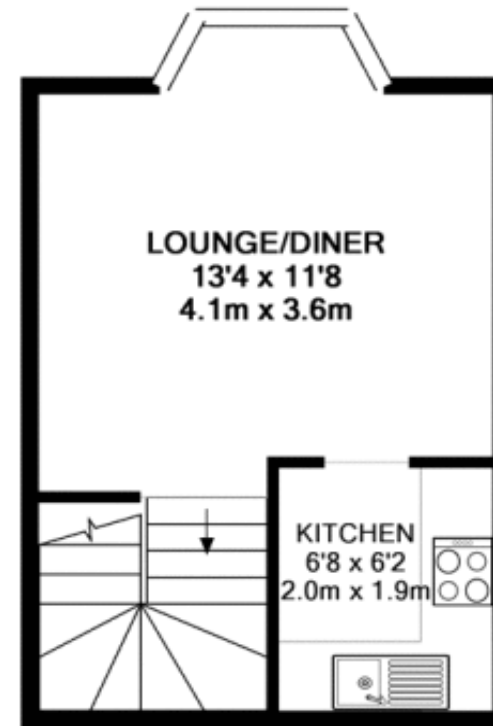
EPC: C | COUNCIL TAX: B | LEASEHOLD 116 YEARS REMAINING | SERVICE CHARGE £1236 PA | GROUND RENT £125 PA | PETS NOT PERMITTED | NO HOLIDAY LETS

01202 434365
southbourne@winkworth.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 230 SQ.FT.
(21.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015

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.



Ariana Woolrych
awoolrych@winkworth.co.uk
07918 932490
Winkworth Southbourne
29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“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

for every step...