



13
KITTIWAKE CLOSE
SOUTHBOURNE
BH6 5BA

ASKING PRICE
£220,000
FREEHOLD

“An ideally located,
modernised, one
bedroom mid terrace
house close to local
amenities and
Southbourne
highstreet”

Winkworth

for every step...

ASKING PRICE £220,000

Peaceful Cul-De-Sac Location
Modern Development
One Double Bedroom
Modern Bathroom
Modern Lounge / Kitchen With Breakfast Bar
Open plan
Parking On A First Come First Serve Basis
Well Presented Throughout

EPC: D | COUNCIL TAX: B

01202 434365
southbourne@winkworth.co.uk





Why Kittiwake Close?

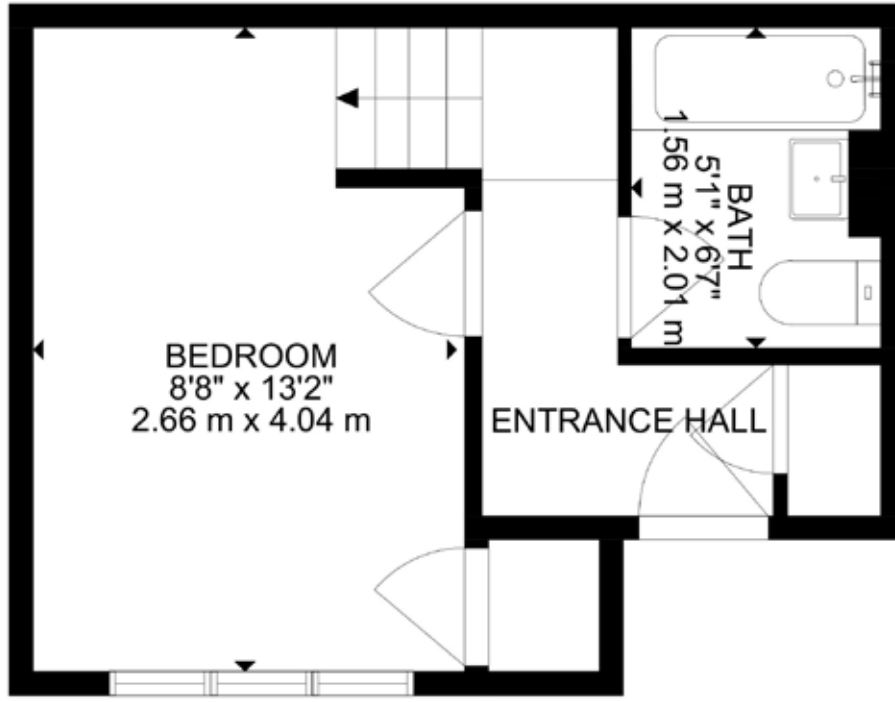
Quietly nestled away in a peaceful cul-de-sac, Kittiwake Close is less than a mile to Southbourne's vibrant high street where you will find an array of independent cafes, restaurants and convenience shops. Just over a mile away, you can stroll along the clifftops and admire the breathtaking views from the Isle of Wight to Old Harry Rock or walk down the zig zag to find miles of golden sand and a promenade that stretches from Hengistbury Head to Sandbanks. Watersports are available by Boscombe Pier for any budding surfers or have a coffee or meal long the way in one of the many cafes and restaurants.

This one bedroom mid terrace house has been modernised throughout. The property enjoys an open plan kitchen / lounge / diner which is flooded with natural light. The kitchen area in-

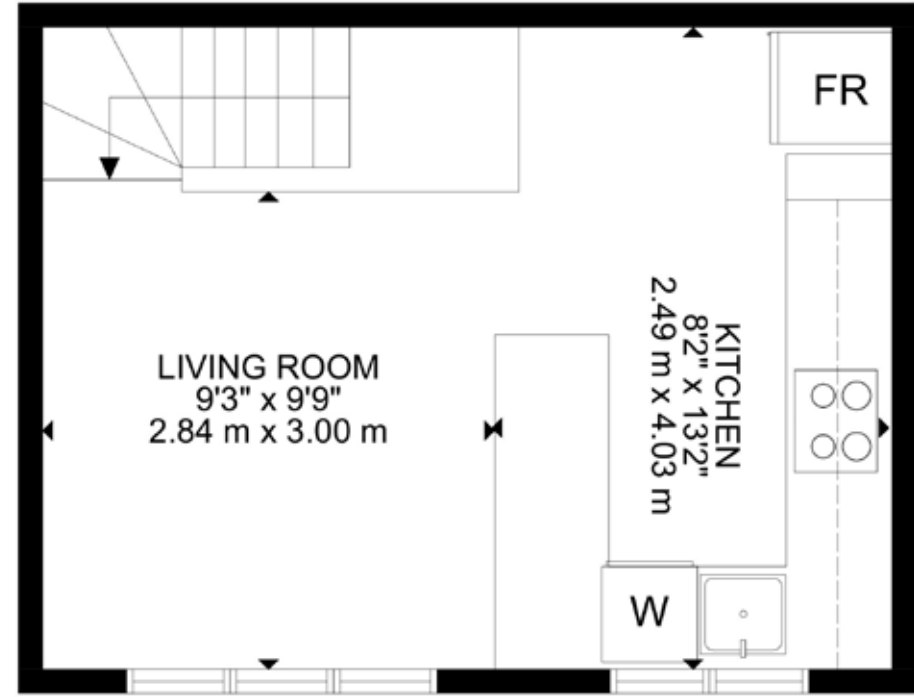
cludes a range of modern cabinets with integrated oven and hob with overhead extractor. Space and plumbing for washing machine, tall standing fridge / freezer, with wood effect work-tops to complement. The lounge area enjoys views over the fields.

The bedroom is located on the ground floor and serviced by the family bathroom which includes a bath with overhead shower with glass shower screen, vanity unit with built in wash hand basin, wc and fully tiled walls.

The front of the property is block paved with parking on a first come, first serve basis.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 20 m², 215 SQ FT, FIRST FLOOR: 22 m², 236 SQ FT
 TOTAL: 42 m², 451 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.



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...