FLAT 31 ST MARY'S COURT
59 BELLE VUE ROAD
SOUTHBOURNE
BH6 3DF

OFFERS IN THE REGION OF
£170,000

"A two bedroom, first floor retirement flat for the over 60's, with 24 hour care line and house manager, 350 metres to Southbourne beach"

Winkworth

for every step...

OFFERS IN THE REGION OF £170,000

Two Bedrooms
Retirement Development For Over 60's
Well Maintained Communal Gardens
Laundry Room
Guest Facilities
24 Hour Emergency Care line
350 Metres To Southbourne Beach
NO FORWARD CHAIN

EPC: C | COUNCIL TAX: D | LEASEHOLD 95 YEARS REMAINING | MAINTENANCE £4371.40 P/A | GROUND RENT £522 P/A | NO HOLIDAY LETS | NO HOLIDAY LETS

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Why St Mary's Court?

St Mary's Court is a retirement development for the over 60's, conveniently located on Belle Vue Road just 350 metres to Southbourne beach where you can admire the panoramic views from the Isle of Wight to Old Harry Rock. The promenade takes in miles of golden sandy beach stretching from Hengistbury Head to Sandbanks. There is a range of restaurants, bars and cafés to choose from along the way so whatever you decide, there is something for everyone. The closest bus stop is just 80 metres away with links to Christchurch and Southbourne. Southbourne high street has been rejuvenated over recent years to include a number of independent restaurants, cafes and convenience shops.

This superb development was built in 1992. Benefits include a communal laundry room, communal lounge with organised events for those wishing to partake, a 24 hour emergency care line as well as a house manager during office hours.
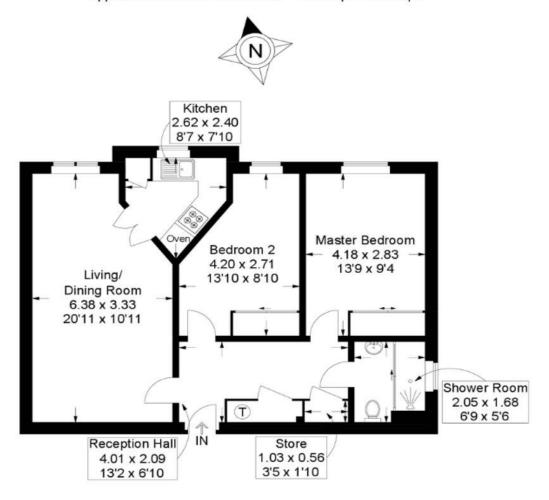
The property is immaculately presented throughout with an open plan lounge / dining room. Double doors lead through into the kitchen which is well equipped with a range of storage cupboards, a mid height double oven with a range of integrated fridge / freezer and dishwasher.

Both bedrooms are a good size, both benefiting from built in wardrobes. The family bathroom incorporates a large double shower cubicle, vanity unit with built in wash hand basin and wc, fully tiled walls with non slip flooring.

Outside, the communal grounds are well maintained with well stocked borders and mature trees and a number of seating areas to enjoy the summer afternoons.

St Marys Court, Belle Vue Road, Southbourne

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft

N

Kitchen
2.62 x 2.40
8'7 x 7'10

Oven

Living/
Dining Room
6.38 x 3.33
20'11 x 10'11

Bedroom 2
4.20 x 2.71
13'10 x 8'10

Master Bedroom
4.18 x 2.83
13'9 x 9'4

Shower Room
2.05 x 1.68
6'9 x 5'6

T

IN

Reception Hall
4.01 x 2.09
13'2 x 6'10

Store
1.03 x 0.56
3'5 x 1'10

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings
are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.

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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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