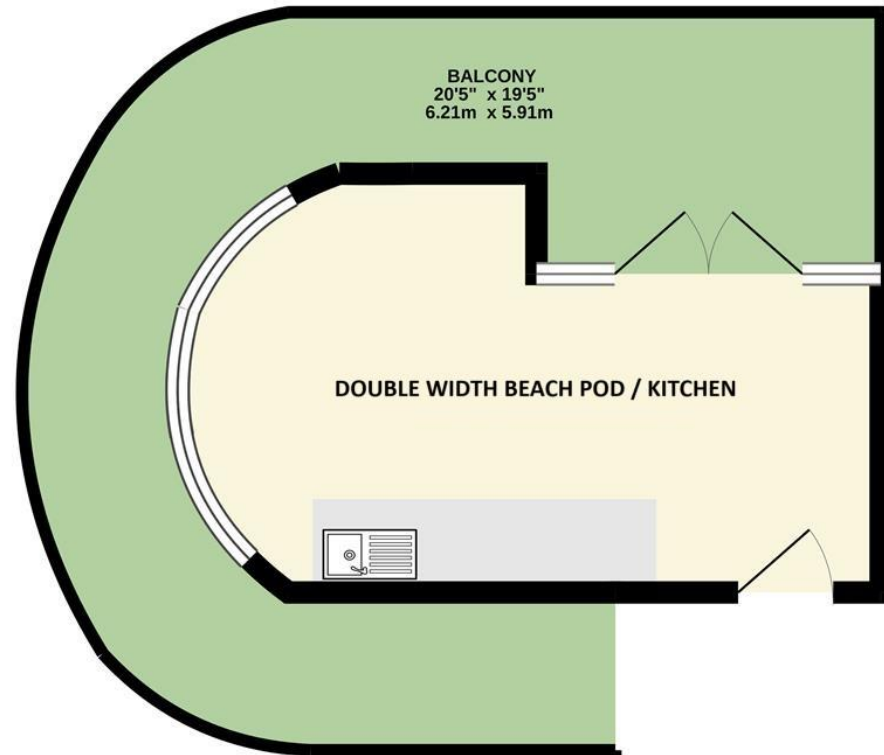




Property Location

Boscombe Spa is an extremely popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and Southbourne. Just a short distance away are 5* award winning sandy beaches, pier, promenade and Chine Gardens. The area has undergone extensive investment and benefits from sea front restaurants, a surf school and popular bars/bistros selling local produce.

SECOND FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA: 168 sq.ft. (15.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Boscombe Spa Road, Bournemouth

Asking Price Of £60,000

Martin & Co Bournemouth
192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



- BEACH POD
- DOUBLE WIDTH
- BESPOKE FURNITURE
- WRAP AROUND BALCONY
- DESIGNED BY WAYNE & GERALDINE HEMINGWAY
- SOUTH-FACING
- PANORAMIC SEA VIEWS
- SOUGHT AFTER LOCATION
- EXCELLENT CONDITION
- LONG LEASE
- COMMUNAL AREAS
- PETS PERMITTED
- HOLIDAY LETS ALLOWED
- LOCATED ON 2nd FLOOR
- WATER & ELECTRICITY
- CLOSE TO SURF SCHOOL
- PUBLIC CAR PARK



Why you'll like it

A rare opportunity to purchase this stunning double width beach pod set in an elevated position on Boscombe Sea Front. The pod boasts a substantial south facing terrace that provides a perfect space for relaxing, alfresco dining and entertaining with far reaching sea views from the Isle of Wight to The Purbecks.

Double doors lead inside to a well-planned space designed by Wayne & Geraldine Hemingway MBE of Hemingway Design. The beach pod has many unique design features incorporated including a large retro wall mural. The pod comes fully equipped with mains electricity, hot and cold running water, and a bespoke seaside furniture set including 5 directors chairs, 3 designer deck chairs, table and TV Table/Stand. Everything you need to make the most of your time by the sea!

One of only 20 built, the block is well managed and the communal areas both internally and externally are well kept. A WC for beach pod users is located within the block. Short and long term lets are permitted making the pod a unique investment opportunity.

The beach pod at Boscombe Overstrand provides the perfect place to unwind, relax and experience a new leisure lifestyle by the sea. Sure to be popular early viewing is advised to avoid missing out. Call us to discuss this

opportunity in further detail and book your viewing appointment.

There are main line train stations Pokesdown and Bournemouth which provide direct links to Southampton, Southampton Airport and London, Waterloo. Bournemouth International Airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure Leasehold
 Term: 40 years from August 2009
 Remaining: 25 years
 Annual service charge - £750 inc VAT
 Water & electricity connected
 Pets permitted
 Holiday lets permitted
 Public car park
 Communal toilets
 Agent Note:

* The property is not for residential use & cannot be used as such.
 ** There is some outstanding painting work to ceiling which should be completed in the very near future.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

