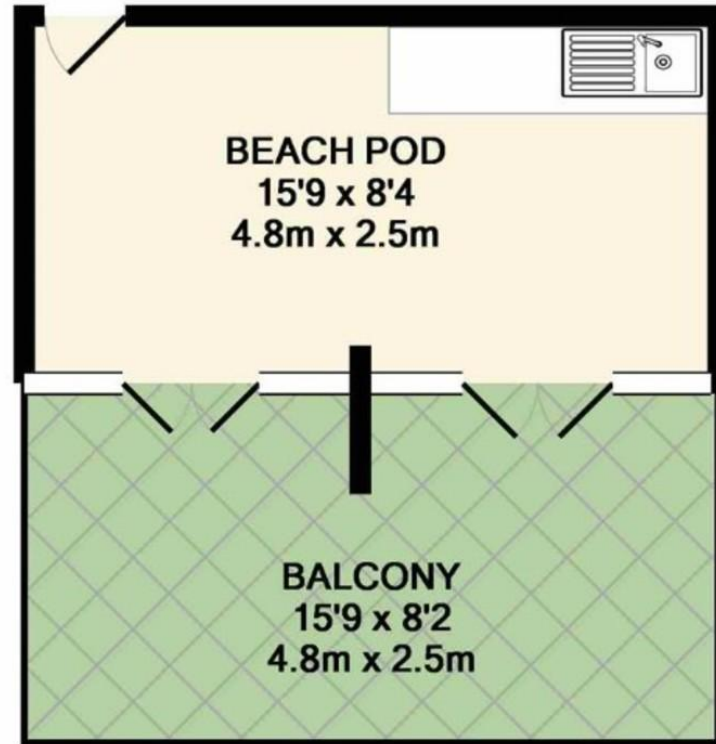




## Property Location Boscombe Spa



**TOTAL APPROX. FLOOR AREA 131 SQ.FT. (12.2 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  
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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.



## Overstrand, Boscombe Spa

Asking Price Of £65,000



Double Width Beach Pod  
With Balcony  
South-Facing Elevated 1st  
Floor Position  
Panoramic Sea Views  
Extremely Well Presented  
Hemingway  
24 Year Lease  
Well Maintained Communal  
Areas  
Fitted Kitchenette  
Sought After Location



## Why you'll like it

A rare opportunity to purchase this simply stunning double width beach-pod set in an enviable elevated position on Boscombe Seafront with direct access to the promenade, Bournemouth's award-winning beaches, Boscombe Pier and a variety of popular cafe's, restaurants and amenities.

The beach-pod boasts a substantial south-facing sun terrace that provides a perfect space for relaxing, alfresco dining and entertaining with far reaching panoramic sea views that stretch from the Isle of Wight to the Purbecks.

Dual double doors lead inside where you will find a meticulously planned space designed by Wayne and Gerardine Hemingway MBE of Hemingway Design.

The beach pod is a work of art in its own right, featuring a large retro coastal wall mural from Wayne Hemingway's personal collection. The pod comes fully equipped with mains electricity,

hot and cold running water, bespoke kitchenette, kettle, microwave, sandwich toaster, kitchen utensils and a bespoke seaside furniture set, everything you need to make the most of your time by the sea.

One of only twenty built and the only one currently listed for sale this represents a truly unique opportunity for the new owner. Sure to be popular early viewing is advised to avoid missing out. Call David at martin & Co today on 01202 559922 to discuss this opportunity in further detail and book your viewing appointment.

Tenure Leasehold  
Term: 40 years from August 2010  
Remaining: 25 years  
Annual service charge: Approx £125 Per Month Including 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.

