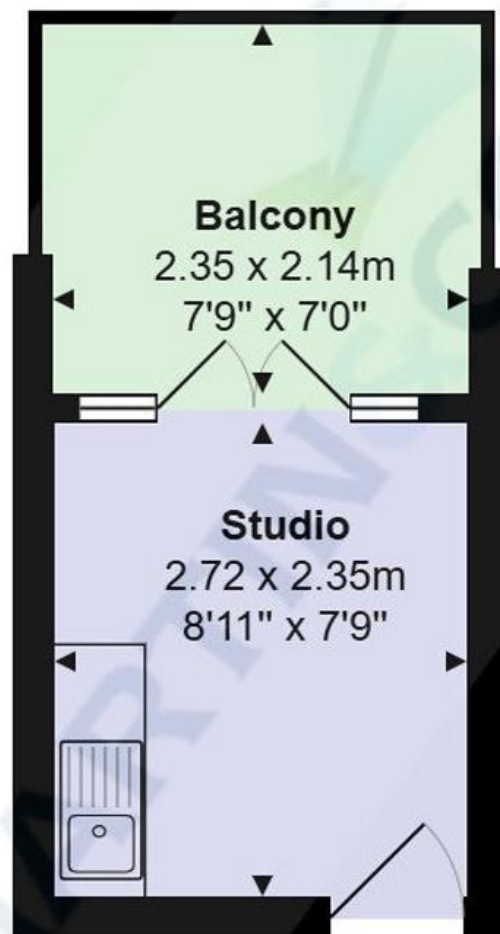




## Property Location Bournemouth



Total Area: 6.4 m<sup>2</sup> ... 69 ft<sup>2</sup> (excluding balcony)



**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.

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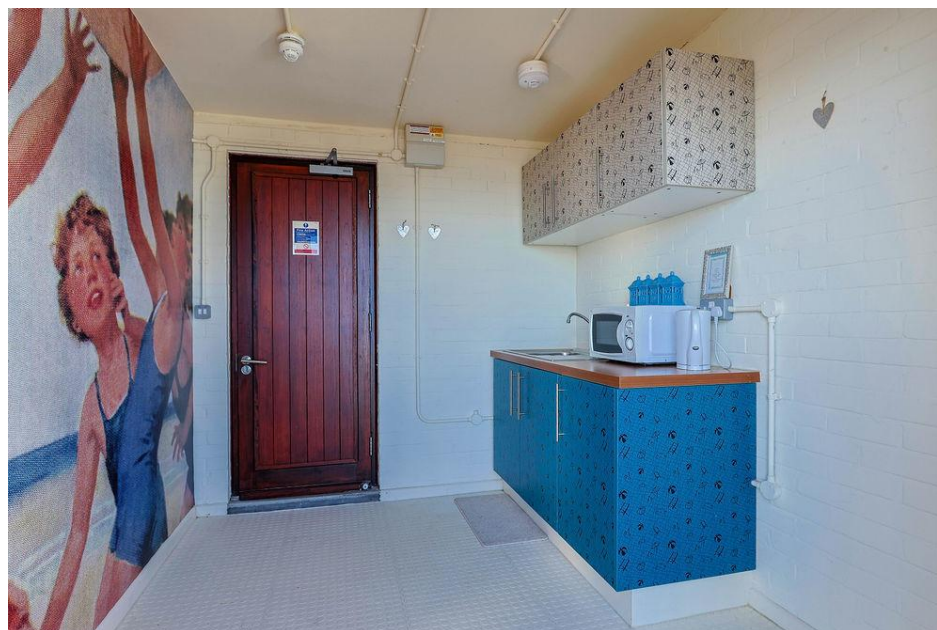
## Overstrand, Bournemouth

Asking Price Of £40,000





- Rare opportunity to purchase a unique single-width beach pod
- Elevated position on Boscombe Seafront with direct promenade access
- Steps from Bournemouth's award-winning beaches & Boscombe Pier
- South-facing sun terrace with panoramic sea views
- Views stretch from the Isle of Wight to the Purbecks
- Interior designed by Wayne & Gerardine Hemingway MBE
- Features retro coastal wall mural from Wayne Hemingway's collection
- Fully equipped with mains electricity, hot & cold running water
- Bespoke kitchenette, utensils, microwave, kettle & furniture set included
- Pets & holiday lets permitted; leasehold with approx. 11 years



## Why you'll like it

A rare opportunity to purchase this simply stunning single 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. 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, kitchen utensils and a bespoke seaside furniture set, everything you need to make the most of your time by the sea.

**Agent Notes**  
 Tenure Leasehold  
 Term: 20 Years from May 2017  
 Remaining: 11 years  
 Annual service charge: TBC  
 Water & Electricity connected  
 Pets permitted  
 Holiday lets permitted  
 Public car park  
 Communal toilets  
 Not for residential use

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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 check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

