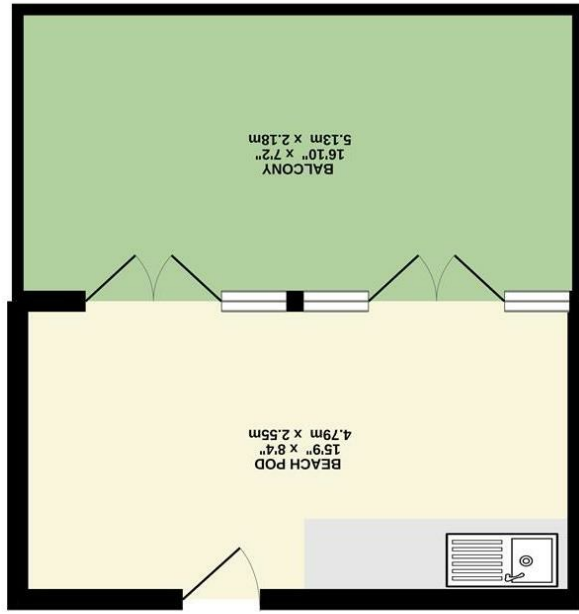


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural

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GROUND FLOOR
132 sq. ft. (12.2 sq.m.) approx.

FLOOR PLAN



POD 117 , Overstrand , Honeycombe Chine
Bournemouth, BH5 1LE, £59,000

MAIN FEATURES

Designed by Wayne and Geraldine Hemingway

South-Facing Elevated First Floor Position With Panoramic Sea Views

Sought After Location

Double Beach Pod

One Previous Owner, The Pod Is In Excellent Condition

Long Lease

Well Kept Communal Areas

Close to Restaurants And Surf School

Be In For The Summer

Kitchenette With Sink, Microwave, Toastie Maker And kettle

Description

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 6 directors chairs, 3 designer deck chairs and the table. 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.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

Area

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.

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.

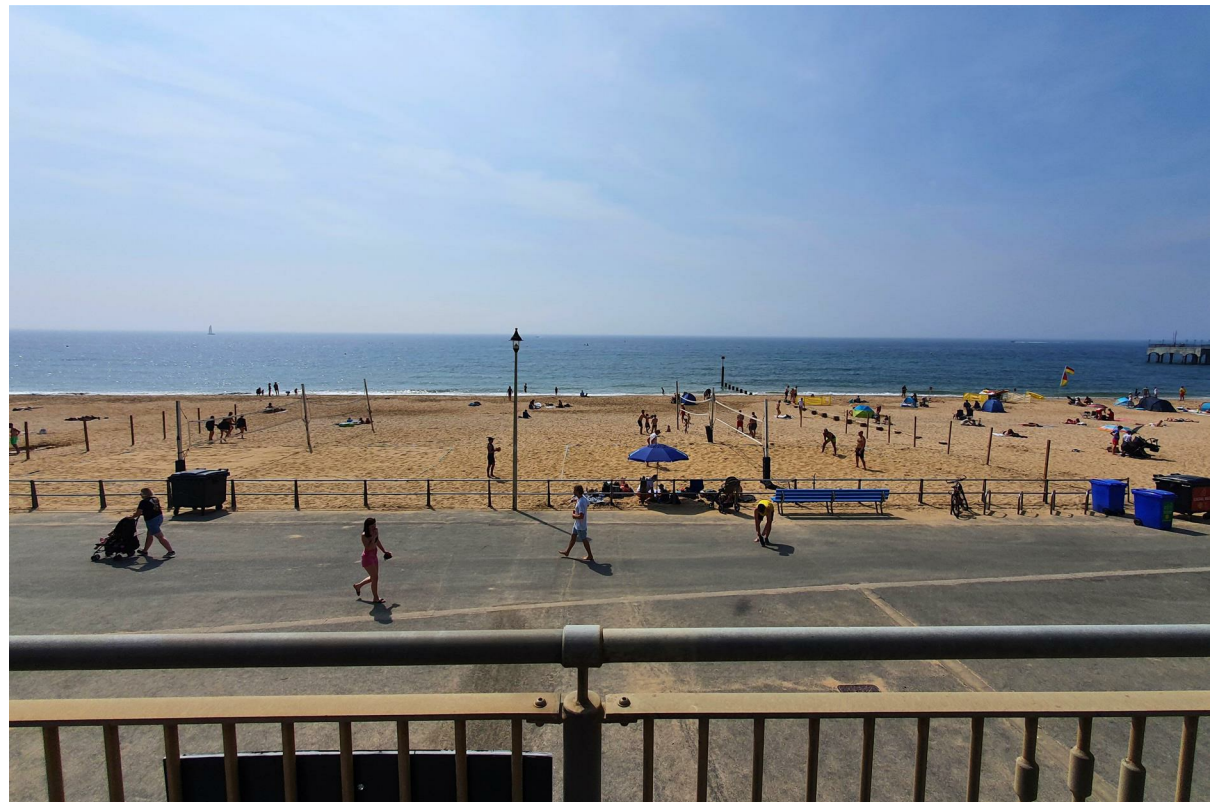
Tenure

Leasehold: 25 years remaining.

Maintenance: £1,500 plus VAT per annum.

Agent Note: The property is not for residential use & cannot be used as such.

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



£59,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

