

79 SOUTHBOURNE COAST ROAD HENGISTBURY HEAD BH6 4DX

> ASKING PRICE £1,250,000 FREEHOLD

"A unique, spacious four bedroom detached family home enjoying panoramic views from Christchurch Harbour to the Isle of Wight and beyond"

## Winkworth

for every step...

## ASKING PRICE £1,250,000

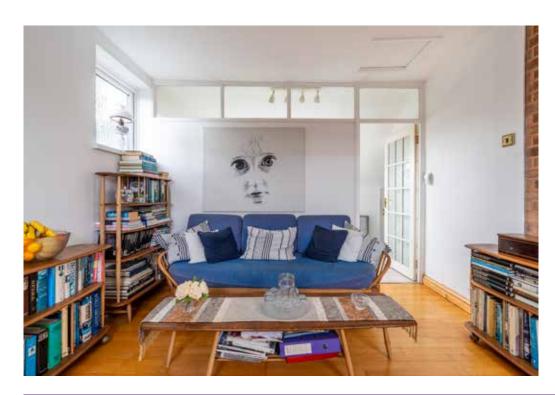
Four Bedrooms
Panoramic Sea Views
Balcony
850 Metres To Hengistbury Head Nature Reserve
Sought After Location
Expansive Rear Garden
Off Road Parking For Four Vehicles
Double Garage

EPC: TBC | COUNCIL TAX: F | FREEHOLD 01202 434365 southbourne@winkworth.co.uk











## Why Southbourne Coast Road?

Southbourne Coast Road enjoys an exceptional location offering unrivalled panoramic views from the Isle Of Wight to Old Harry Road and beyond. This prime location is just 850 metres to Hengistbury Head nature reserve. Hengistbury Head is a fascinating place not only for its wide variety of habitats including heathland, grassland, scrub, woodland, freshwater wetland and coast land but also for its internationally important archaeology and geology. Hengistbury Head has something for all the family from dog walks, picnics and even ride on the 'Noddy train' down to Mudeford spit! There is also a 9-hole, par 3 golf course for any budding golfers.

Approximately 160 metres away are bus stops with route to Christchurch and Southbourne. Southbourne's high street has been rejuvenated in recent years to include a range of independent cafés, restaurants and convenience shops and Pokesdown train station for anyone looking to commute.

This four bedroom family home offers scope for modernisation for anyone looking to create their dream home. All bedrooms are located on the ground floor with a spacious family bathroom that includes a bath with hand-held shower, wash hand basin and wc. The kitchen is also located on the ground floor with an integrated hob with space and plumbing for white goods.

The first floor enjoys an open plan lounge / dining room with a balcony enjoying the majestic, uninterrupted views across the head and beyond. There is a further reception room and utility room.

Outside, the expansive rear garden benefits from a large patio area adjoining the rear of the property. Mature shrubs and trees adorn the boarders with the remainder laid to lawn. To the front of the property there is off road parking for four vehicles and a double garage.

















Ariana Woolrych

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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."

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