



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.

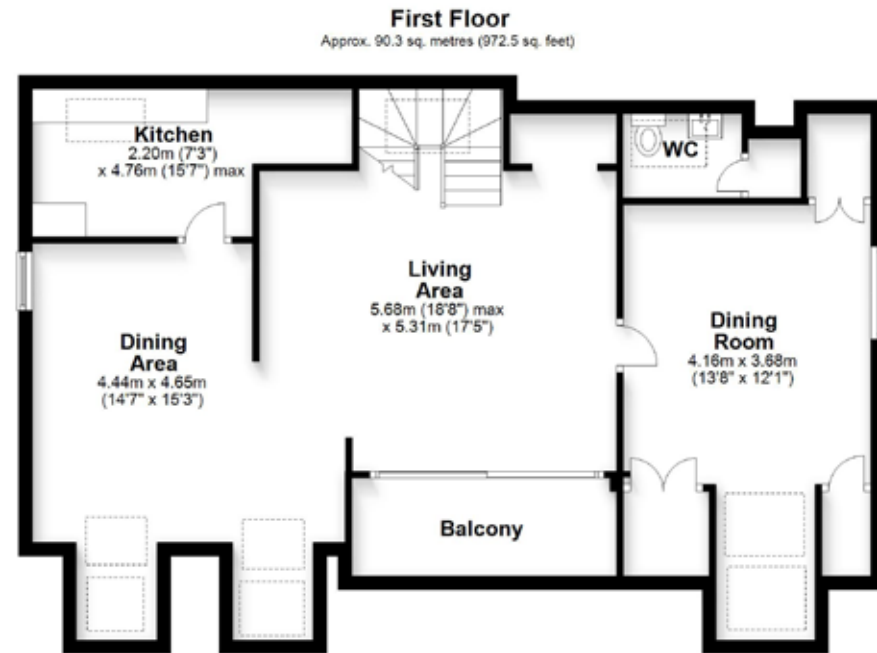
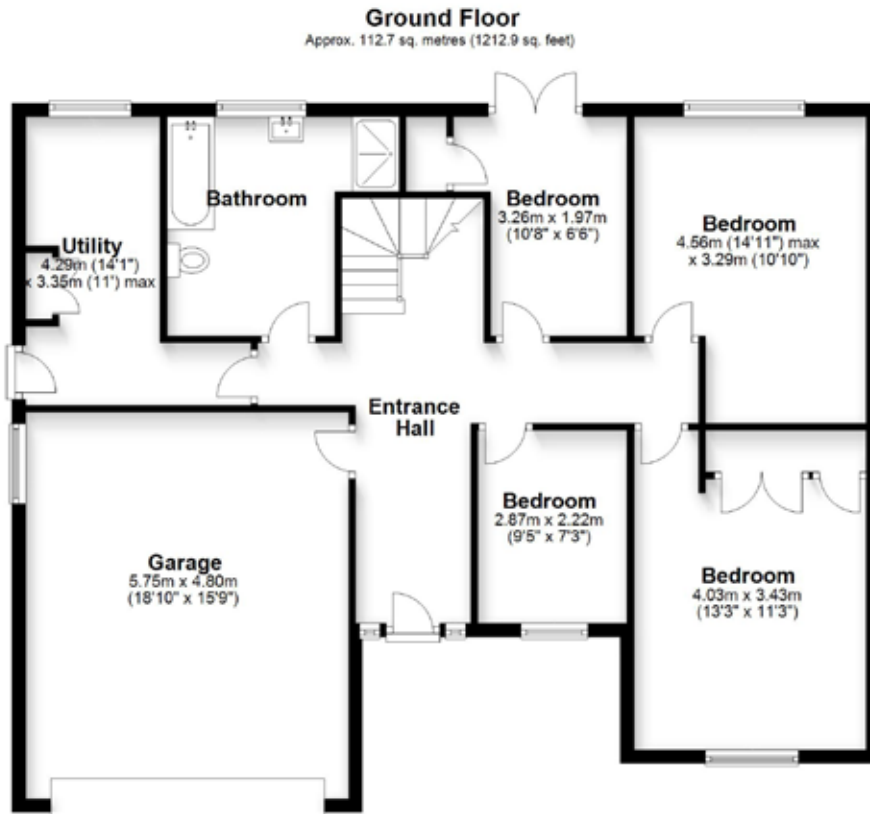
Approximately 160 metres away are bus stops with route to Christchurch and Southbourne. Southbourne's high street has been rejuvenated in recent years to include a range of independent cafés, restaurants and convenience shops and Pokesdown train station for anyone looking to commute.

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 borders with the remainder laid to lawn. To the front of the property there is off road parking for four vehicles and a double garage.





Total area: approx. 203.0 sq. metres (2185.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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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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