



9 HURSLEY CLOSE  
BOSCOMBE EAST  
BH7 6SE

OFFERS IN EXCESS OF  
£675,000  
FREEHOLD

“A superbly presented,  
extended, four  
bedroom detached  
family home with  
modern open plan  
kitchen / dining / day  
room and off road  
parking for several  
vehicles“

**Winkworth**

for every step...

OFFERS IN EXCESS OF £675,000

Four Double Bedrooms  
Two Bathrooms  
Two Reception Rooms  
Open Plan Kitchen / Dining Room  
Modern Fitted Kitchen And Bathroom  
Substantial Corner Plot  
Off Road Parking For Several Vehicles

EPC: D | COUNCIL TAX: E | FREEHOLD

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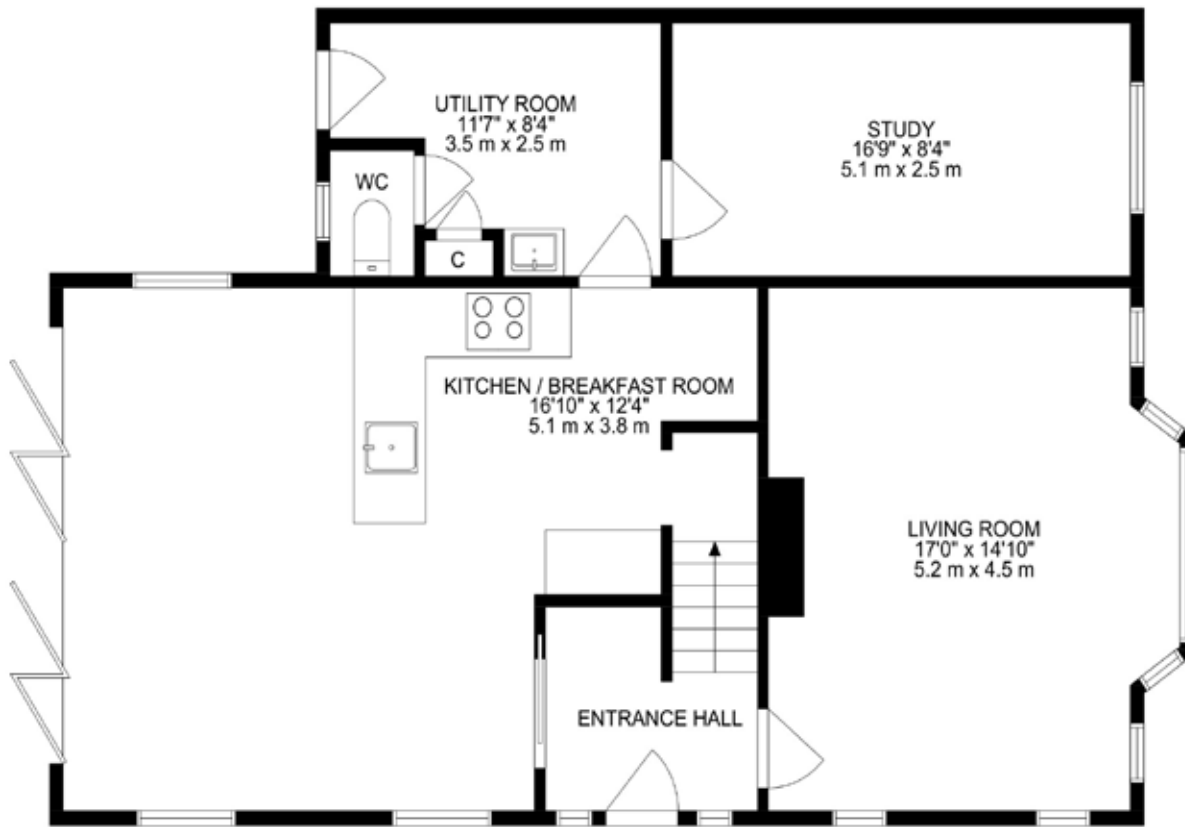
## Why Hursley Close?

Hursley Close is conveniently in Boscombe East which enjoys leafy tree lined avenues with most of the properties built circa 1930. It is conveniently located with links to the A338 and a short distance to Southbourne, the Royal Bournemouth Hospital, JP Morgan and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It also has a good primary and secondary schools with outstanding Ofsted, making this a very family friendly area. Southbourne high street has been rejuvenated in recent years to include a range of independent cafés, bars, restaurants and convenience shops along with excellent transport links to Bournemouth, Poole and Christchurch and Pokesdown train station for anyone looking to commute.

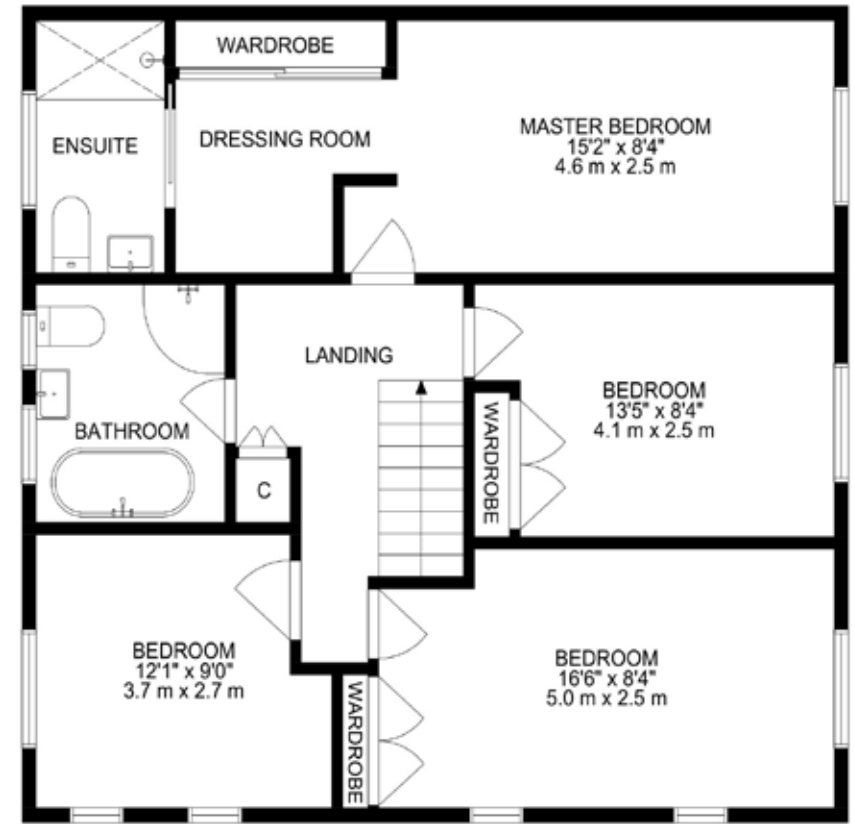
This beautiful family home has been extended to include a spacious, open plan kitchen / dining / day room. The kitchen area incorporates a range of modern shaker style cabinets, integrated hob with overhead extractor, mid height double oven, dishwasher and space for American style fridge / freezer. Bi fold doors extend across the width of the room to create that indoor / outdoor living feel. A separate utility room has space and plumbing for washing machine and tumble dryer. There are a further two reception rooms on the ground floor.

There are four double bedrooms located on the first floor with bedroom one benefiting from a dressing area and en-suite shower room. The family bathroom includes a free-standing roll top bath with hand held shower and separate shower cubicle. Outside, the garden has a patio area with the remainder laid to lawn. The front of the property has a carriage driveway, providing off road parking for several vehicles.





GROUND FLOOR



FIRST FLOOR

**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.”

**Winkworth**

for every step...