



83 ARNEWOOD ROAD  
SOUTHBOURNE  
BH6 5DW

OFFERS IN EXCESS OF  
£575,000  
FREEHOLD

“A five bedroom, two  
reception room  
detached family home  
less than a mile to  
Southbourne high  
street”

**Winkworth**

for every step...



OFFERS IN EXCESS OF - £575,000

Five Bedrooms  
Two Reception Rooms  
Two Bathrooms  
Spacious Kitchen  
Flexible Living Accomodation  
Less Than A Mile To Southbourne High Street  
Good School Catchment

EPC: TBC | COUNCIL TAX: D | FREEHOLD

01202 434365  
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## Why Arnewood Road?

Arnewood Road enjoys a convenient location less than a mile to Southbourne high street which has been rejuvenated over recent years to include a number of independent cafes, restaurants, micro breweries and convenience shops along with excellent transport links to Chistchurch and Poole. Pokesdown train station is nearby for anyone looking to commute. The cliff tops are approximately a mile away where you can admire the panoramic views from the Isle Of Wight to Old Harry Rock or take a stroll down the zig and find mile of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafes, bars and restaurants to take in along the way. Whatever you decide, there is something for everyone. The property also falls into the catchment for the popular Stourfield infant school.

This five bedroom detached family home offers versatile living accommodation. The spacious ground floor accommodation enjoys two reception rooms and a large utility room with wc. The kitchen incorporates a range of cabinets, integrated hob with overhead extractor, mid height oven with space for under counter fridge.

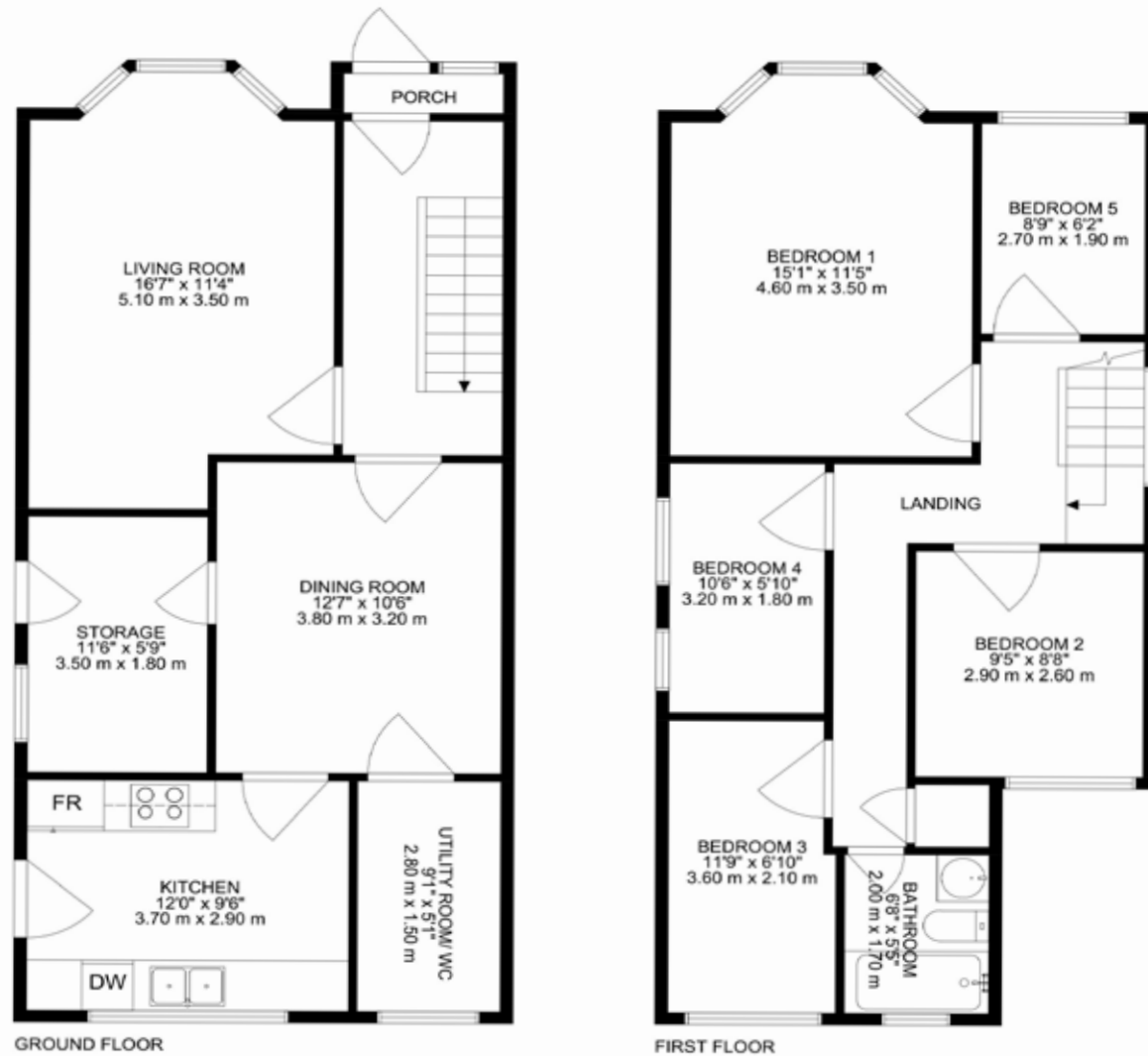
There are five bedrooms located on the first floor, serviced by the family bathroom which includes a bath with over head shower, wash hand basin, wc and fully tiled walls and flooring.

Outside, a patio adjoins the rear of the property, ideal for outside dining. Well stocked flower beds adorn the borders with the remainder laid to lawn. Useful storage shed to the rear.

The front of the property has a block paved driveway with off road parking for one vehicle.







GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 650 SQ FT, 60 m<sup>2</sup>, FIRST FLOOR: 586 SQ FT, 54 m<sup>2</sup>  
 TOTAL: 1236 SQ FT, 114 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**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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