



8 HARTSBOURNE
DRIVE
BOURNEMOUTH
BH7 7JB

ASKING PRICE
£400,000
FREEHOLD

“A three bedroom
detached house
enjoying a peaceful
cul-de-sac location
within the popular
Littledown estate”

Winkworth

for every step...

ASKING PRICE £400,000

Three Bedrooms
Two Bathrooms
Open-plan Lounge/Diner
Off Road Parking
Single Garage
Popular Estate
In Need Of Modernisation

EPC: D | COUNCIL TAX: D | FREEHOLD

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Why Hartsbourne Drive?

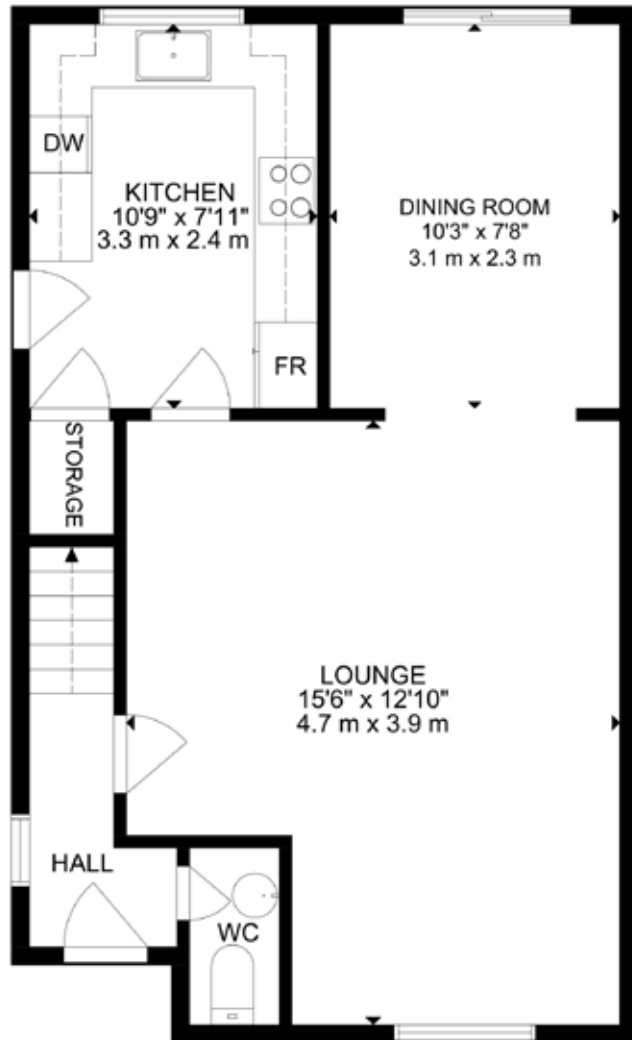
Hartsbourne Drive is a quiet cul-de-sac nestled in the heart of the modern Littledown estate. Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne and the Royal Bournemouth Hospital. The Littledown centre is just 750 metres away with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and various picnic areas. It also has good primary and secondary schools making this a very family friendly area.

This three bedroom, two bathroom detached family home would benefit from modernisation throughout, providing the ideal opportunity for anyone looking to create their dream home. The spacious, open plan lounge / dining room enjoys

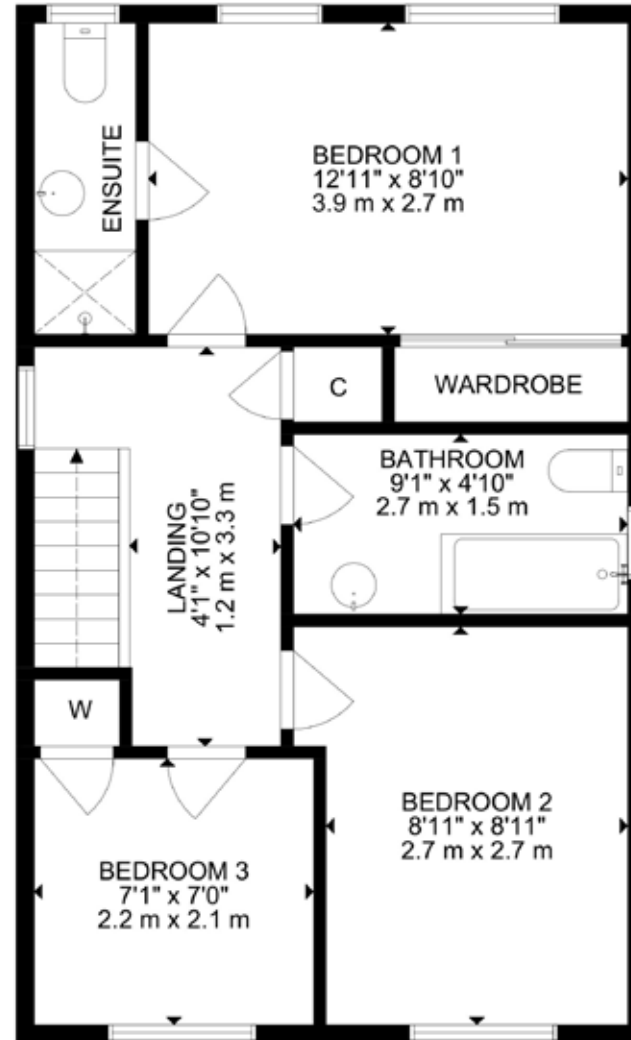
a dual aspect, flooding the room with natural light with double patio doors providing direct access to the rear garden. The kitchen has a range of fitted cupboards, integrated oven with hob and overhead extractor. There is a useful larder for further storage along with a door providing side access to the property.

There are three bedrooms located on the first floor with bedroom one benefitting from an en-suite shower room. The family bathroom has a bath with handheld shower attachment, wash hand basin and wc.

Outside, the rear garden is mainly laid to lawn with a good degree of seclusion. To the side of the property there is off road parking for one vehicle leading to a single garage with up and over door.



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...