



Estate Agents



Auctioneers

Harland Road, Southbourne, Bournemouth, Dorset, BH6 4DW

Guide Price £725,000 – Freehold

**Three Bedroom Detached House | Within Easy Reach To Beaches | Ds Wc | Dining Room | Porch | Hallway
Kitchen Breakfast Room | Large Rear Garden | Garage & Driveway | Large Conservatory | No Onward Chain | Prime Location**

**** NO ONWARD CHAIN **** This rarely available three-bedroom detached house is located in the sought-after area of Harland Road, Hengistbury Head. It offers easy access to award-winning beaches and beautiful walking paths. Additionally, it is close to the popular Southbourne Grove, which features a variety of shops, bars, cafes, restaurants, and other amenities. While the home requires modernisation throughout, it presents a fantastic opportunity to extend (subject to planning permission) and personalise the property to your taste.

The downstairs features an inviting porch that leads into a spacious hallway, with doors accessing all rooms. At the front of the house, there is a good-sized lounge with a bay window that overlooks the front garden. To the rear, you'll find a second reception/dining room, complete with French doors that open into the conservatory, which also has a WC and views of the garden. The kitchen/breakfast room offers access to the conservatory and comes equipped with a freestanding cooker, fridge freezer, basin, worktop space, and ample cupboard and drawer storage.

Upstairs, the main bedroom features a bay window that allows plenty of natural light and offers a view of the front of the property, measuring 16 feet. Bedroom two is also a good size, measuring 14'11" and overlooking the rear garden. Bedroom three would be ideal as a child's room or a study. The upstairs bathroom includes a window for ventilation, a bathtub, and a basin, along with a separate WC.

Outside, the rear garden is impressively sized, measuring approximately 100 feet in length. It is enclosed by wooden panel fencing and is predominantly laid to lawn. There is also an attached garage with an up-and-over door. The front of the property features a paved driveway for parking.

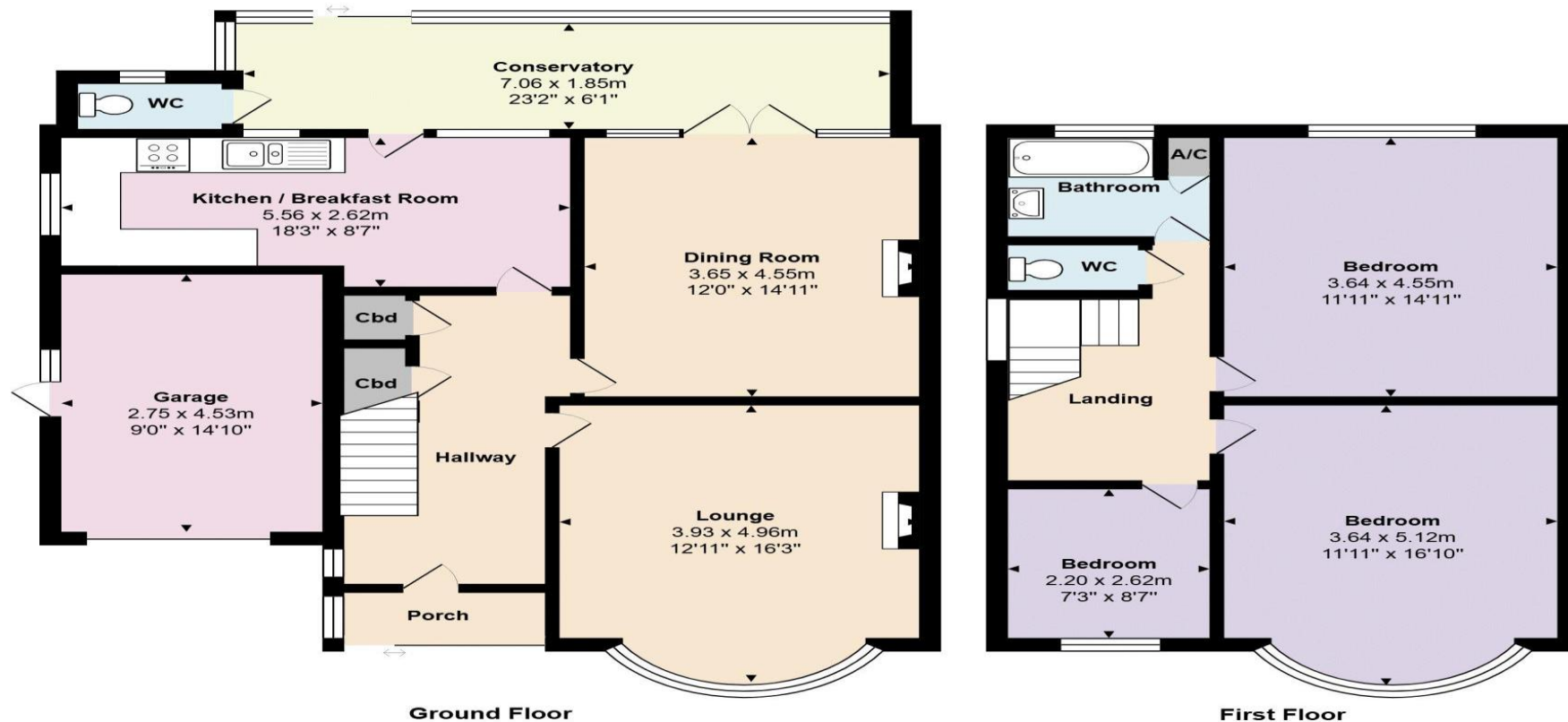
Tenure: Freehold

EPC Rating: 49 | E

Council Tax Banding: E







Total Area: 148.8 m² ... 1602 ft²
 All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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