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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 construct. Intending purchasers should not rely on them satisfy themselves by inspection or a satisfy themselves by inspection or construct. Intending purchasers and the inscription of tact, but must satisfy themselves and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or given are approximate. No person in this firms employment has the authority to make or given are approximate.

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## Hengistbury Road, Southbourne, Bournemouth, BH6 4DF Guide Price 625,000 – Freehold

## Three Bed Detached Bungalow | Modern Kitchen/Diner | Good Order Throughout | Close To The Beach | Sought After Location Driveway | Modern Bathroom Suite | Vendor Suited | Garage With Power

This well-presented three-bedroom detached bungalow is located in the desirable area of Hengistbury Head, Southbourne. It offers easy access to award-winning beaches and the popular Southbourne Grove, where you'll find a variety of shops, cafés, restaurants, and other amenities.

Upon entering the property, you are welcomed by a spacious covered porch, currently used as a seating area, which is also perfect for storing shoes and coats. The hallway features doors leading to all rooms and boasts high-quality hardwood flooring throughout. The impressive open-plan kitchen, dining, and lounge area creates a generous living space. The kitchen is fully fitted with ample storage cupboards and integrated appliances, including a dishwasher and fridge-freezer, as well as a stylish island with a hob and additional storage.

The master bedroom easily accommodates a king-size bed and overlooks the front of the property. Bedrooms two and three are also good-sized doubles. The modern three-piece bathroom suite is partially tiled and includes a basin with a vanity unit, a bathtub with an overhead shower attachment, a W.C., a chrome heated towel rail, and two windows that provide plenty of light and ventilation.

Outside, the low-maintenance rear garden features paving and is enclosed by a partial brick wall and fence panels. There is side access to the front and direct access to the garage, which has power and an up-and-over door. A paved driveway at the front provides parking and is enclosed by a wall.

Viewing is highly recommended.

Tenure: Freehold Council Tax Band: D EPC Rating: 64 | D













