



Estate Agents



Auctioneers

Ferry Road, Hengistbury Head, Bournemouth, Dorset, BH6 4BH

Guide Price £700,000 – Freehold

**Seaside Former Coastguard Cottage | Entrance | Lounge | Modern Kitchen | Dining Room | Ds Wc | Landing
Main Bedroom with Sea Views | Bedroom Two | Modern Shower Room | Stairs To Loft Room with Sea Views | Rear Courtyard
Utility Room/Workshop | Front Terrace | Off-Street Parking For 2 Cars**

This is an extraordinary opportunity to acquire a former Victorian coastguard's cottage that embodies seaside chic. Located in the tranquil area of Hengistbury Head, this property is just 200 yards from the acclaimed, award-winning beaches. It is also located within the catchment area for sought-after schools such as St. Catherines & St. Peters secondary school. The property features a beautiful coastal theme throughout. The charming house has been fully modernised by the current owner and spans three floors. It features two double bedrooms, both offering stunning panoramic views of the sea, stretching from Hengistbury Head to the Isle of Wight. There is also a loft room currently being used as a double bedroom. This location is highly sought after along the coastline, making this home a rare chance to secure a property in this coveted area. With its beach-inspired design, this residence would be an ideal primary home or second residence. Viewing is highly recommended.

As you approach the property from the road, you'll find two off-street parking spaces and a secure gate that ensures the privacy and security of the front garden terrace. The terrace has been landscaped with a new patio and seating area, surrounded by contemporary fencing. French doors (equipped with blinds) lead into the home. Inside, you are welcomed by a superb open-plan living area that features a zoned dining space, a stylish modern kitchen with a large central island, and a cosy lounge area. The kitchen is fitted with an excellent range of shaker-style wall and base units, a large island unit with 4 hidden electric sockets and pull-out bins. Additionally, there is a full complement of appliances, including a NEFF double oven and a single oven combi-microwave grill, dishwasher, induction hob, fridge-freezer, and a hot water 'Quooker' tap. At the rear, you will find a large storage cupboard (ideal for storing coats, boots, etc), access to the courtyard, a modern cloakroom, and stairs leading to the first floor. On the first-floor landing, there are two double bedrooms. The main bedroom includes fitted wardrobes and a window at the front that offers panoramic views. The second bedroom is also a double with a window overlooking the rear. The newly fitted shower room features a shower cubicle, WC, and vanity basin with a wall-mounted LED mirror. Further stairs lead to the double loft room (currently used as a double bedroom), which has two Velux windows that provide superb views over the rooftops toward the Isle of Wight and the Purbecks. The utility room, which houses the washing machine, also offers storage space for bikes, complete with power and lighting.

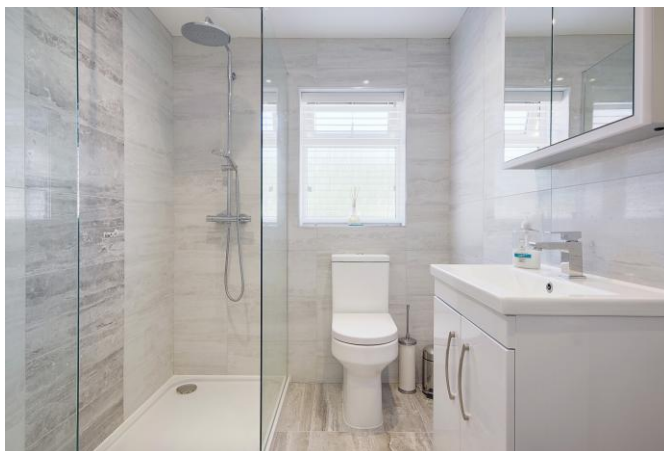
The property boasts several appealing exterior features, including off-street parking for two large cars and a privately gated front garden that includes a terraced patio, creating a lovely, secluded seating area enhanced by contemporary fencing and sea glimpses. This area is well-equipped with an outside power supply, patio lights, and an outside water tap for added convenience. In addition, there is a rear courtyard featuring a patioed seating area with lighting, perfect for outdoor relaxation. Please note: the chimney stack was completely rebuilt in 2024, with new lining, rendering, and waterproofing work completed. This property is a rare gem in a highly sought-after location, making it an ideal primary residence or second home by the sea. Schedule a viewing today and experience the allure of this enchanting cottage for yourself!

Tenure: Freehold

Council Tax Banding: D

EPC Rating: 64 | D







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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