



Estate Agents



Auctioneers

Brightlands Avenue, Hengistbury Head, Southbourne, Bournemouth, BH6 4HG

Guide Price £850,000 – Freehold

Detached Four Bedroom Family Home | Open Plan Kitchen Diner | Utility Room | Downstairs W.C
Spacious Lounge With Wood Burner | Modern Four Piece Bathroom Suite | Integrated Garage | Excellent Location
Close To Local Amenities | Gas Central Heating | Double Glazing | Viewing Advised

A Beautifully Presented Extended Four-Bedroom Detached Family Home on the Sought-After Brightlands Avenue, Hengistbury Head. Set in the highly desirable coastal location of Hengistbury Head, this impressive four-bedroom detached family home on Brightlands Avenue offers the perfect balance of space, style, and convenience. Just a short stroll from award-winning Blue Flag sandy beaches and a brief drive to the bustling Southbourne Grove, home to a wide selection of independent cafes, restaurants, bars, and shops—this property is also within easy reach of the historic market town of Christchurch, renowned for its lively atmosphere and rich character.

Step inside and you're greeted by a generous entrance hall with access to all principal ground-floor rooms. At the front of the home, a spacious reception room boasts a charming bay window that floods the space with natural light, complemented by a feature wood-burning stove—perfect for cosy evenings in. To the rear, a sleek and contemporary open-plan kitchen/dining area creates a superb space for both family life and entertaining. The kitchen offers ample worktop space, a range of modern units, and integrated appliances. A separate utility room and a convenient ground-floor WC add practicality, while internal access to the integrated garage enhances everyday functionality. Upstairs, the property continues to impress with four generously sized double bedrooms—ideal for a growing family or those needing home office space. The principal bedroom benefits from another elegant bay window and easily accommodates a full suite of bedroom furniture. A high-specification family bathroom serves the upstairs accommodation and features a contemporary four-piece suite including a freestanding bath, walk-in glass shower, wash basin, and WC—finished to an exceptional standard. Additional benefits include gas central heating and double glazing throughout.

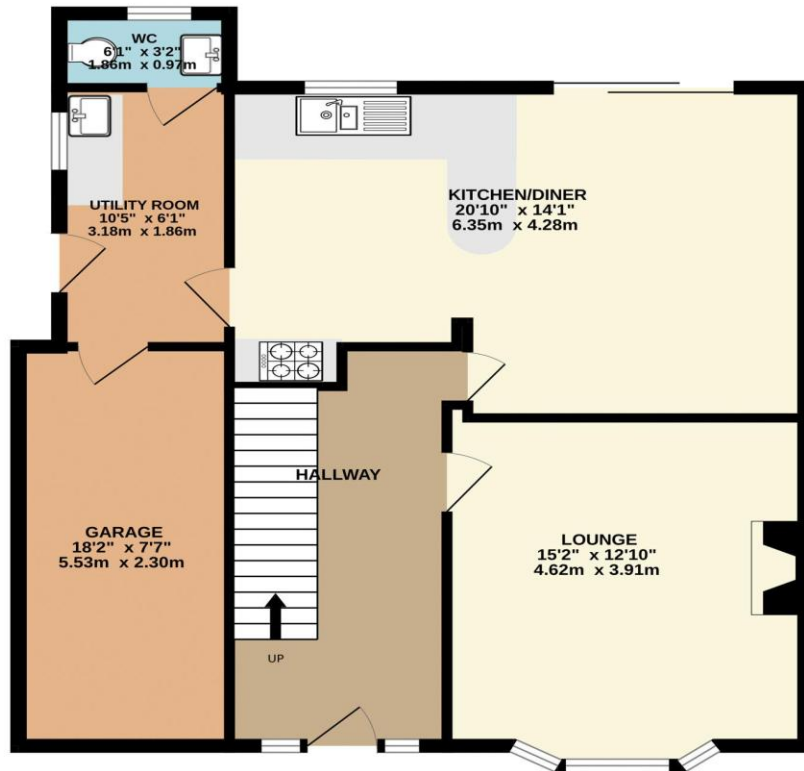
To the rear, the beautifully maintained garden offers excellent outdoor living space. A covered patio area provides a versatile spot for al fresco dining in all seasons, while the main garden is laid to lawn and bordered by mature shrubs and planting. A charming wooden summer house adds further appeal—perfect for use as a home office, playroom, or peaceful retreat. At the front, the property features a paved driveway offering convenient off-road parking. The integrated garage, complete with an electric roller door, can also be accessed internally via the utility room. **A superb family home in a prime coastal location, early viewing is highly recommended.**

Tenure: Freehold
Council Tax: E
EPC Rating: 66 | D

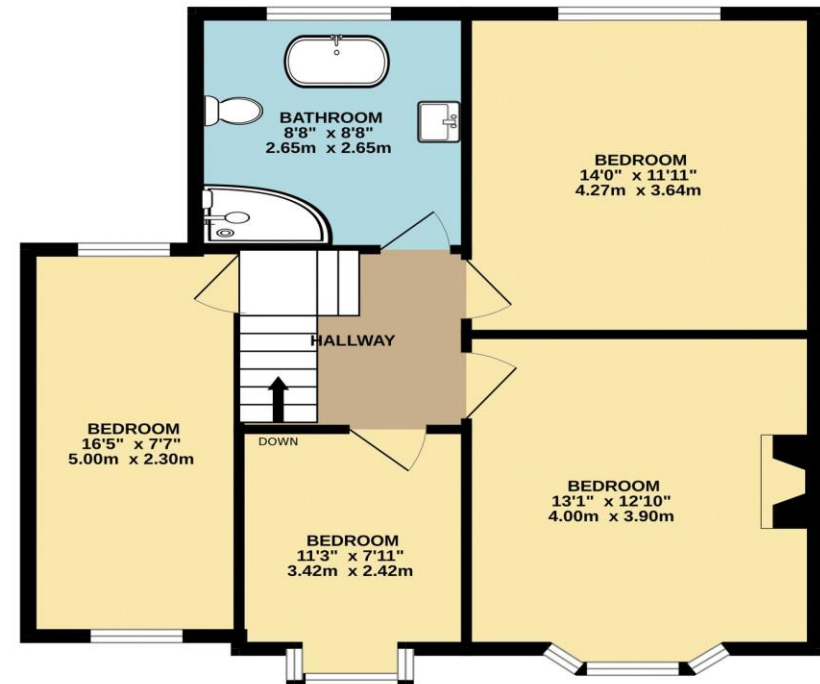




GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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