



Estate Agents



Auctioneers



## Harting Road, Iford, Bournemouth, Dorset, BH6 5QJ

**Guide Price £275,000 – Leasehold**

**Two Bedroom First Floor Garden Flat | Private Entrance | Stairs & Landing | Reception Room | Two Double Bedrooms  
Kitchen | Bathroom | Large Garden with Garden Room/Office | Parking for 2 Cars | Long Lease | No Chain**

**Spacious Two Double Bedroom First Floor Flat with Private Garden, Garden Room & Off-Street Parking.** A beautifully presented and generously proportioned first-floor flat, this home offers two large double bedrooms, a private 35ft garden with a fully powered timber garden room, and off-street parking for at least two vehicles. Ideal for first-time buyers or professionals, it combines spacious indoor living with impressive outdoor space and excellent home office potential. The property is situated in a quiet and sought-after residential area, just a short walk from local shops in Iford, and conveniently close to Castlepoint Shopping Centre, J.P. Morgan, and Bournemouth Hospital. **With a newly extended lease and modern features throughout, viewing is highly recommended.**

Inside, the flat benefits from its own private entrance with stairs leading to a welcoming first-floor landing. The front-facing reception room measures an impressive 14 feet and features a bay window that floods the space with natural light. Both bedrooms are excellent doubles, offering generous proportions rarely found in flats. The fitted kitchen provides ample storage and workspace, while the bathroom features a four-piece suite including a bath, separate shower cubicle, WC, and wash basin. There is also access to loft space from the landing, offering further storage or potential for development, subject to the usual permissions.

One of the standout features of this property is the large private garden, positioned on a bold corner plot and accessed via its own gated entrance. Extending to approximately 35 feet in length, the garden is mostly laid to lawn with mature hedging and enjoys both morning and evening sunshine. Within the garden sits a high-quality 4m x 3m timber garden room, fully equipped with power and lighting, making it perfect for use as a home office, studio, or creative workspace. A rear gate leads directly to the double-length driveway, providing off-street parking for at least two vehicles.

This property truly offers the best of both worlds – spacious and comfortable accommodation with excellent outdoor amenities, all in a prime and well-connected location. Whether you're looking to take your first step onto the property ladder or seeking a long-term investment, this flat is a rare find and not to be missed.

Tenure: Leasehold - 999 years remaining

Ground Rent: £50.00 per annum

Service Charge: as and when

Council Tax Banding: C

EPC Rating: 67 | D



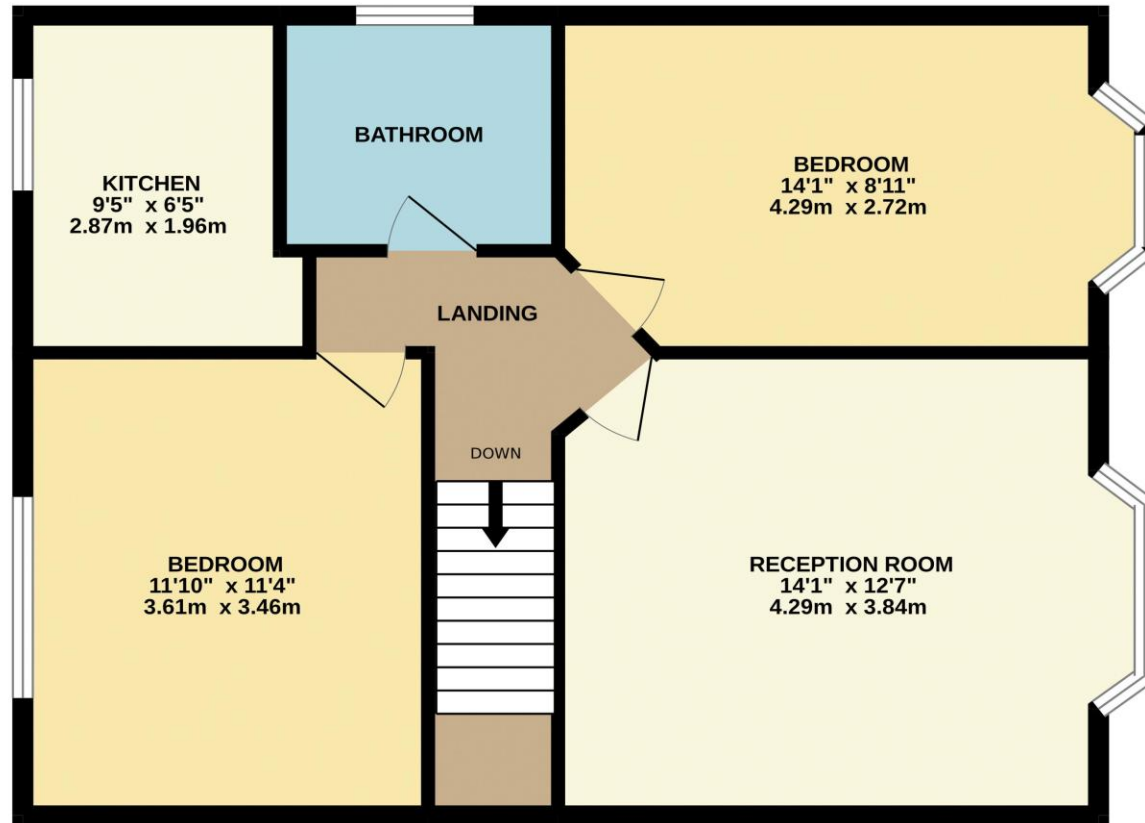






TOTAL FLOOR AREA : 723 sq.ft. (67.1 sq.m.) approx.

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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1ST FLOOR  
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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 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.

**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

