



Estate Agents



Auctioneers

Sunnylands Avenue, Southbourne, Bournemouth, BH6 4HH

Guide Price £587,500 – Freehold

**Detached Three Bedroom Bungalow | Hallway | Reception Room | Three Bedrooms | Kitchen Breakfast room | Conservatory
Family Bathroom | Parking & Detached Garage | Rear Garden | No Chain**

Spacious Three-Bedroom Detached Bungalow in Prime Hengistbury Head Location. A fantastic opportunity to purchase this well-proportioned three-bedroom detached bungalow, quietly positioned in a prime location in the highly sought-after Hengistbury Head area. Just a short walk from the local shops at Tuckton, picturesque riverside walks along the River Stour, and within a mile of the stunning Hengistbury Head Nature Reserve, this home is perfectly placed for both peaceful living and everyday convenience. It also falls within the catchment for the popular St Peter's and St Katharine's schools.

The property offers spacious and flexible accommodation throughout. On entering the hallway, you'll find doors to all rooms, loft access, and a sense of space that continues throughout. To the front, the generous 15ft reception room features a bay window and a cosy fireplace, while the main bedroom also enjoys a bay window and benefits from a full range of fitted wardrobes.

Bedroom two is a good-sized double overlooking the rear garden, and bedroom three is a comfortable single or ideal study. The family bathroom is generously sized, featuring a four-piece suite including bath, separate shower cubicle, wash hand basin, and WC, all complemented by tiled walls. The 14ft kitchen/breakfast room is well-equipped with an extensive range of wall and base units, contrasting worktops, a built-in oven and hob, integrated fridge/freezer, dishwasher, and washing machine. There's plenty of space for a dining table, and a door leads to the conservatory, which in turn opens onto the garden.

Outside, the front garden features a block-paved driveway with parking for two to three vehicles, and a gated side access leads to the detached garage at the rear. The compact rear garden enjoys a sunny, secluded aspect, with a lawn, block-paved patio, and mature, planted borders.

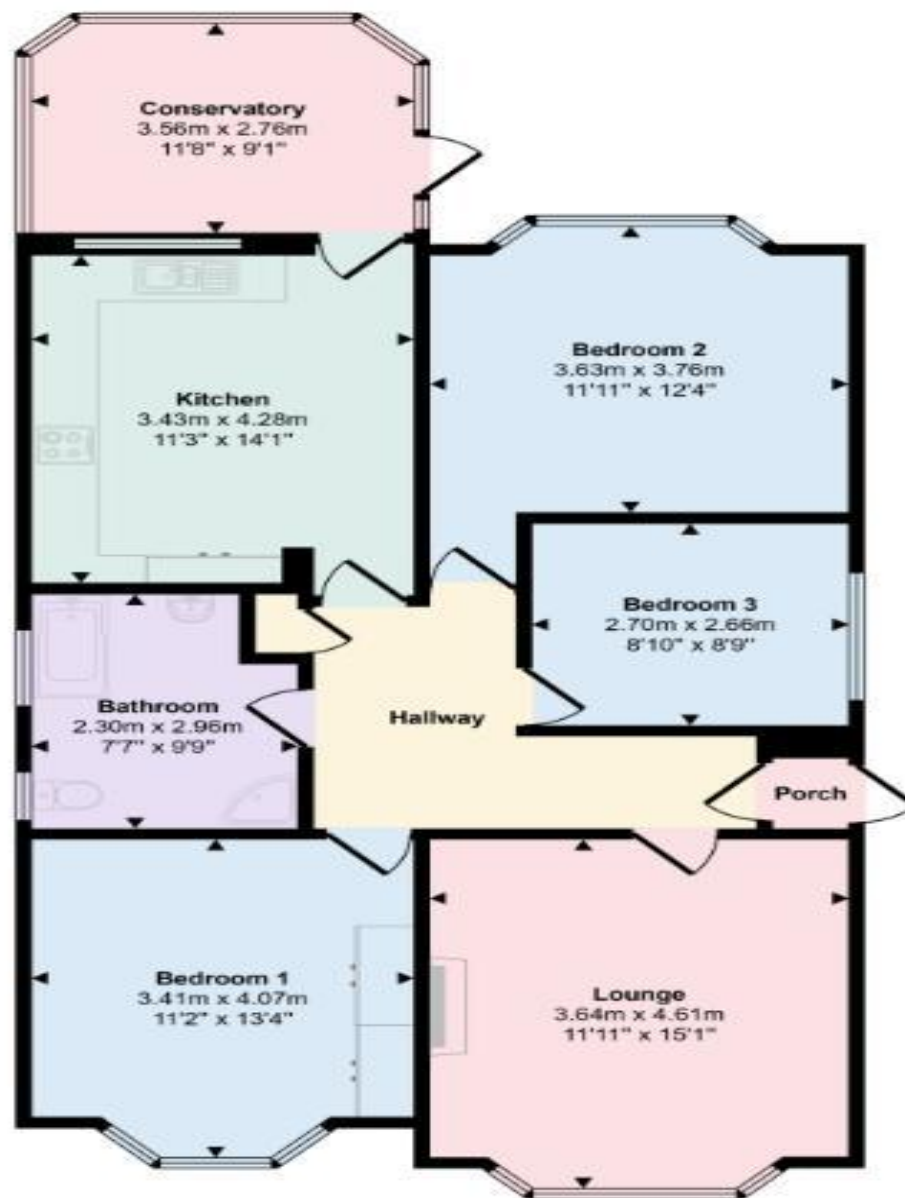
This charming bungalow is offered with vacant possession and has the added benefits of modern electric heating and double glazing throughout.

Early viewing is highly recommended.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 19 | G







Disclaimer These particulars, whilst believed to be accurate are set out as 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.

presentation of fact, but must satisfy themselves by inspection or

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