



Estate Agents



Auctioneers

# Howards Way, 9 Nugent Road, Hengistbury Head, Bournemouth, BH6 4DJ

## Guide Price £575,000 – Freehold

**Modern 2/3 Bedroom Detached Chalet Bungalow | Entrance Hallway | Stylish Open Plan Living Room & Kitchen  
Separate Dining Room/Bed 3 | Double Bedroom | Shower Room & WC | Stairs To Master Bedroom with Ensuite Bathroom  
Walk in Wardrobe | Study Area | Off Street Parking | Low Maintenance Rear Garden with Storage Sheds | No Chain**

A rare opportunity to purchase a modern-built 2/3 bedroom chalet-style bungalow set in the heart of Hengistbury Head. Built in 2020, the property offers stylish, low-maintenance accommodation ideal for a downsizer, second home, or potential holiday let (Airbnb potential, subject to any necessary consents). The property is presented in fantastic condition throughout and benefits from UPVC double glazing, gas central heating, an impressive 24ft open-plan living and kitchen space, off-street parking and a low-maintenance rear garden.

The property features a welcoming hallway with tiled flooring and underfloor heating throughout the downstairs area, along with doors leading to all main rooms. To the front aspect is a double bedroom with bay window, along with a separate dining room also featuring a bay window. This versatile room could be used as a third bedroom or opened up to further enhance the living space. The ground floor shower room comprises a modern shower cubicle, WC and wash basin, with a useful space for a washing machine neatly tucked under the stairs. To the rear of the property is the impressive 24ft open-plan living area, incorporating a cosy lounge space with French doors opening onto the garden. The luxury kitchen is fitted with contemporary handleless units, work surfaces and built-in appliances, with an additional door providing further access to the garden.

The first floor hosts a spacious 18ft master bedroom with double-aspect windows, its own stylish ensuite bathroom with bath, separate shower cubicle, wash basin and WC, finished with contemporary tiling. The bedroom also benefits from a walk-in wardrobe and a small study area ideal for a laptop or home workspace.

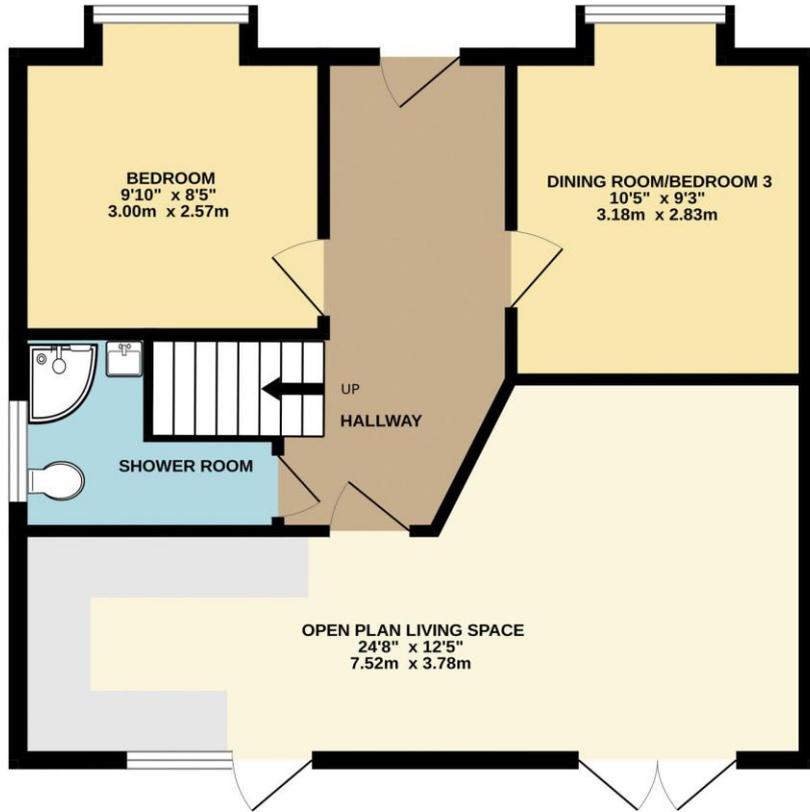
Outside, the frontage provides off-street parking for two to three vehicles. To the rear is a compact, low-maintenance garden with patio and lawn areas, bespoke seating and useful storage sheds. Viewing is highly recommended to fully appreciate this exceptional home and its prime location.

Tenure: Freehold  
Council Tax Banding: E  
EPC Rating: 84 | B

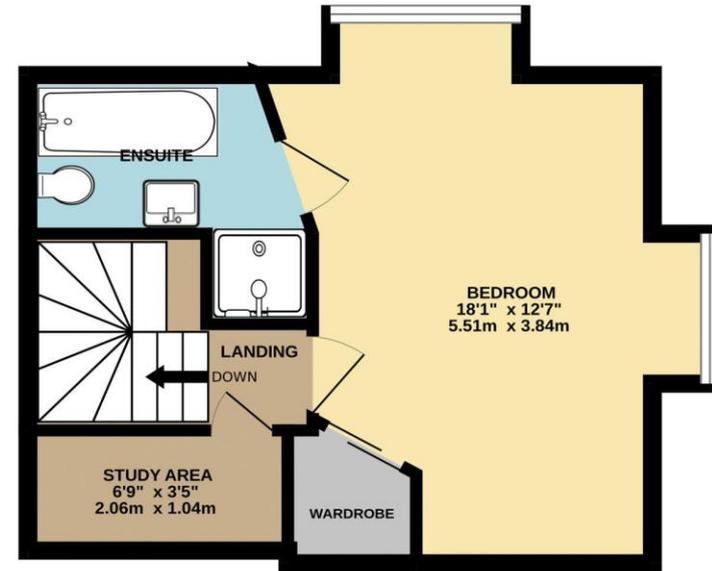




GROUND FLOOR



1ST FLOOR



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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