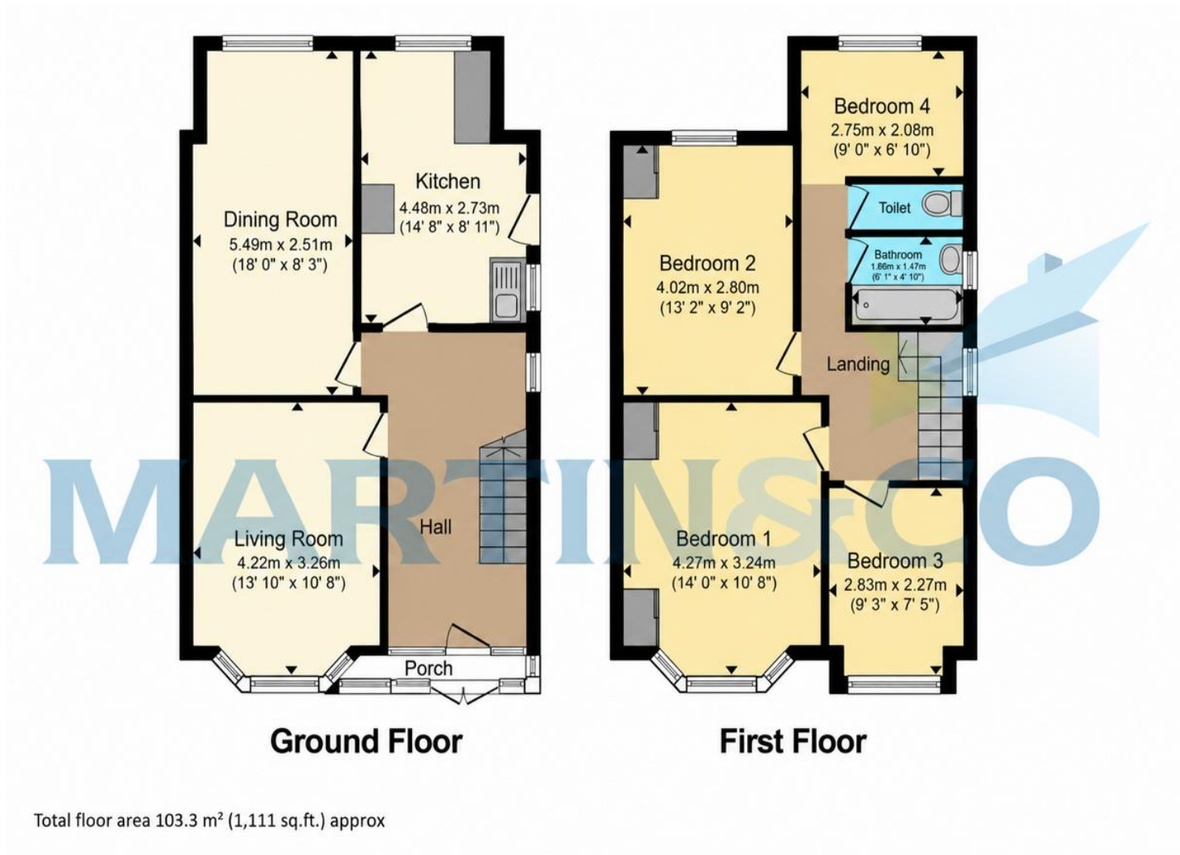
Property Location
Pokesdown, Bournemouth

Situated within the popular BH6 postcode, Hillbrow Road enjoys a desirable location with convenient access to the vibrant communities of Pokesdown and Southbourne, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Nearby Kings Park, well-regarded local schools, including St James' Church of England Primary Academy, and the award-winning sandy beaches of Bournemouth, Boscombe and Southbourne further enhance the area's appeal. Pokesdown railway station provides convenient connections to Bournemouth, Christchurch, Southampton and London Waterloo, making this an attractive location for families and commuters alike.









Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Hillbrow Road, Bournemouth

Asking Price Of £395,000

Key features:

- Chain Free
- Extensive Project
- Four Bedrooms
- Detached House
- Prime Location
- Blank Canvas
- Space For Driveway
- Over 100sq Metres
- Gas Central Heating
- Rear Garden
- Huge Scope To Extend STPP





Situated in Hillbrow Road, Pokesdown, this four-bedroom detached house presents a rare opportunity for purchasers with the vision, ambition and budget to create something truly special. Offering generous accommodation, a substantial garden and potential space for a driveway, the property provides an exciting blank canvas for those looking to design their forever family home or undertake a comprehensive renovation project.

The property offers the opportunity to completely reimagine the internal accommodation, creating a home tailored to modern family living. Whether your vision includes contemporary open-plan spaces, a stylish new kitchen, updated bathrooms or an entirely redesigned interior, this is a property where the next owner can truly put their own stamp on every aspect of the home, subject to any necessary consents. Externally, the generous garden is another appealing feature, providing excellent scope to create an attractive outdoor space for entertaining, relaxing and family enjoyment. There is also potential to establish off-road parking with a driveway, subject to the necessary permissions and any required alterations.

Offered at a highly competitive asking price of £395,000, the property has been deliberately priced to reflect its present condition and the significant investment required to bring it up to a modern standard. The opportunity here lies in purchasing a detached four-bedroom house in the BH6 postcode and transforming it into a home designed entirely around your own tastes and requirements.

PLEASE NOTE: THIS IS A MAJOR RENOVATION PROJECT, NOT A PROPERTY REQUIRING SIMPLE COSMETIC UPDATING. Purchasers must be fully prepared for a complete programme of refurbishment, with quoted estimates currently ranging between £60,000 and £80,000. If you are not actively looking for a substantial project, this property is unlikely to be suitable for you. However, for buyers seeking a genuine blank canvas, whether to create their long-term family home or take on a significant property renovation, the potential on offer is considerable.

Being sold with NO FORWARD CHAIN, this is an exciting opportunity for the right purchaser to acquire a detached family home with a large garden, excellent potential and a desirable BH6 address.

Agent's Notes:
Tenure: Freehold
Parking: On the road but scope to drop the curb and create a driveway
Council Tax: D |EPC: D

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.















