



63 Harland Road

Southbourne, Bournemouth, BH6 4DW

SPENCERS
COASTAL





A superb four/five-bedroom detached family home, perfectly positioned within a sought-after residential area, just moments from the award-winning Southbourne Beach, Hengistbury Head and Mudeford Sandbank

The Property

A bright and airy entrance hallway welcomes you in, providing access to all ground floor accommodation, including an understairs WC, with double casement doors opening into the sitting room.

The sitting room extends to an impressive 25 ft, offering ample room for furniture, complemented by a feature bay window to the front aspect and a log burner with a stone surround forming an attractive focal point.

Forming the hub of the home is a superb L-shaped kitchen/dining/living room. Large tiled flooring runs throughout, and wall-to-wall glazing across the rear frames a delightful outlook over the gardens, while French doors open onto the patio, whilst a substantial sky lantern draws in an abundance of natural light.

The kitchen offers a quality range of elephant grey gloss wall, floor and drawer units with stone work surfaces and under-unit lighting. Integrated appliances include a four-ring halogen hob, gas hob with extractor over, and a double oven. The adjacent utility room provides additional storage and work surface space, with plumbing and room for white goods.

£995,000



2



4/5



2





Offering approximately 2,249 sq ft of accommodation and outbuildings, this property provides generous, modern living spaces alongside large private gardens and excellent off-road parking

The Property Continued ...

The ground floor also offers an additional reception room with a large bay window. This versatile space would serve well as a generous guest double bedroom, complete with storage and wardrobes.

Upstairs, a spacious landing leads to four double bedrooms, all offering good space for furniture, with two benefiting from fitted wardrobes.

The primary bedroom enjoys a modern three-piece ensuite with a walk-in shower and a feature tiled wall.

The remaining bedrooms are served by a well-appointed family bathroom comprising a panelled bath with shower screen, hand wash basin and WC, finished with part-tiled walls and stylish mosaic flooring.





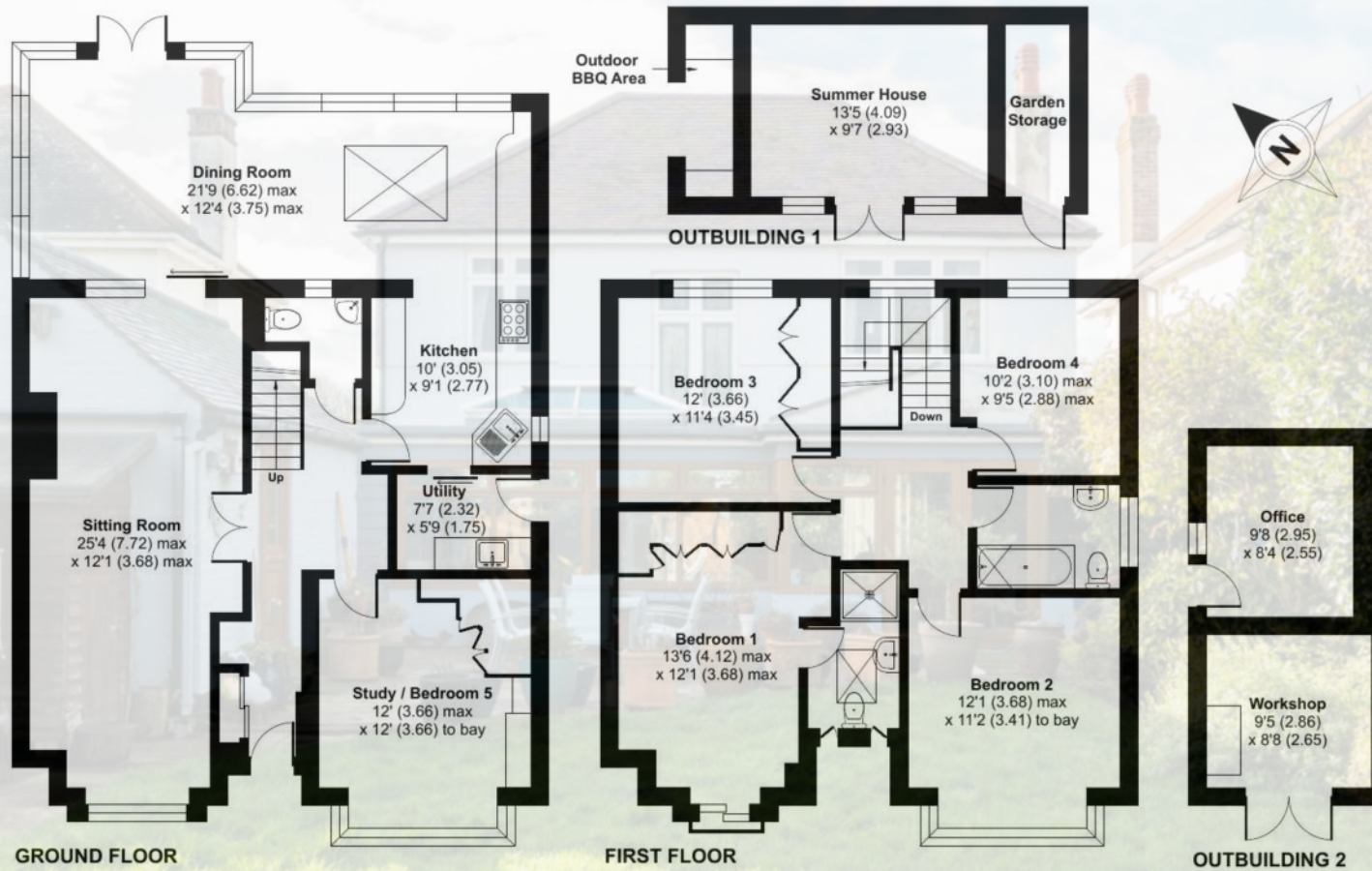
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Approximate Area = 1919 sq ft / 178.2 sq m

Outbuildings = 330 sq ft / 30.6 sq m

Total = 2249 sq ft / 208.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Spencers of the New Forest Ltd. REF: 1383629

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Outside

The property is approached via a tarmac driveway providing ample off-road parking, with large iron gates opening through to an additional parking area, ideal for a boat or trailer.

The rear garden is a genuine highlight - generous in size and offering excellent privacy, mainly laid to lawn and bordered by established shrubs, trees and close-board fencing. A large patio sits adjacent to the rear of the property, ideal for alfresco dining, with a path leading down to a substantial timber outbuilding. Fully insulated with power and lighting, it provides an ideal home office, studio or games room.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 78

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Agents Note: We advise that the property has been underpinned as a result of historic subsidence, building insurance is available but may come with higher premiums.





The Local Area

This beautifully presented family home is located in Hengistbury Head (also known as East Southbourne) which is named after the scenic headland which forms a natural boundary between Christchurch Bay and Poole Bay. This is a pleasant residential area comprising mostly coastal chalets and mid-century family houses on wide roads and quiet closes.

There are golf and sailing clubs in the area. However, Hengistbury Head itself provides a tremendous local facility, and an escape to be enjoyed year-round. This is one of the most important Sites of Special Scientific Interest in England: a nature reserve of grassland and woodland with unspoiled beaches and, from its highest point, spectacular panoramic views over Christchurch Harbour and Christchurch Bay. The inner harbour bustles with yachts and windsurfers. There is a south-facing pebble beach and sandy beaches where the headland narrows at Mudeford spit - renowned for its colourful beach huts. Here there is also a good cafe and ferry services across the mouth of Christchurch Harbour to Mudeford Quay.

Hengistbury Head's schools are considered to be very good. Accessibility is good, too. The nearest mainline station is Christchurch with services to London taking around two hours, while the A35 provides access to road networks.

Points Of Interest

Southbourne Beach	0.2 miles
Hengistbury Head Nature Reserve	0.4 miles
Solent Meads Golf Centre	0.5 miles
Wick Meads Nature Reserve	0.8 miles
Tuckton Gardens	0.8 miles
Riverside Inn	0.8 miles
Christchurch Train Station	1.6 miles
Christchurch High Street	2.0 miles
Mudeford Sandbank	2.3 miles
Bournemouth Airport	5.1 miles
London (2 hours by train)	106 miles



For more information or to arrange a viewing please contact us:

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