



48 Harland Road

Hengistbury Head, Southbourne, BH6 4DW

SPENCERS
COASTAL



A superb three-bedroom detached family home, situated within the desirable Hengistbury Head

The property - ground floor accommodation

- Welcoming Entrance Hall with tiled floor and downstairs cloakroom
- At the end of the hall, there is a utility room with fitted cupboards, space for washing machine and tumble dryer, sink, side door and storage area for outdoor equipment
- Formal lounge with log burner and bay windows allowing plenty of natural light, Amtico Flooring
- The centrepiece of the house is the open plan T shape kitchen/living/dining area with bi-fold doors opening on to the garden and Amtico flooring throughout
- The grey, shaker style kitchen with granite work tops offer plenty of cupboard space and quality Neff fitted appliances to include oven, grill, fridge-freezer and dishwasher
- A lovely feature is the kitchen island with a fitted wine cooler and incorporated space for a breakfast bar
- There is a Study measuring 2m x 5m just of the dining area which could also be used as a guest bedroom / bedroom four

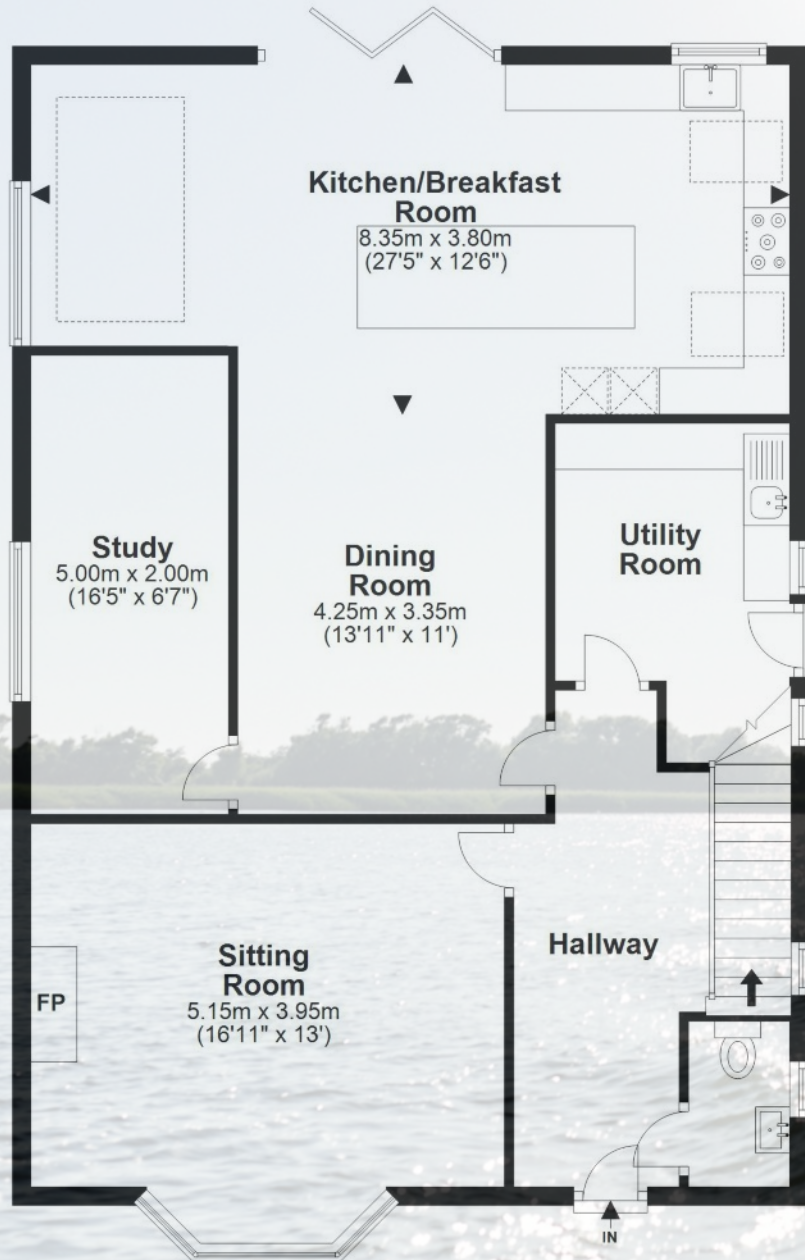
£1,100,000



FLOORPLAN

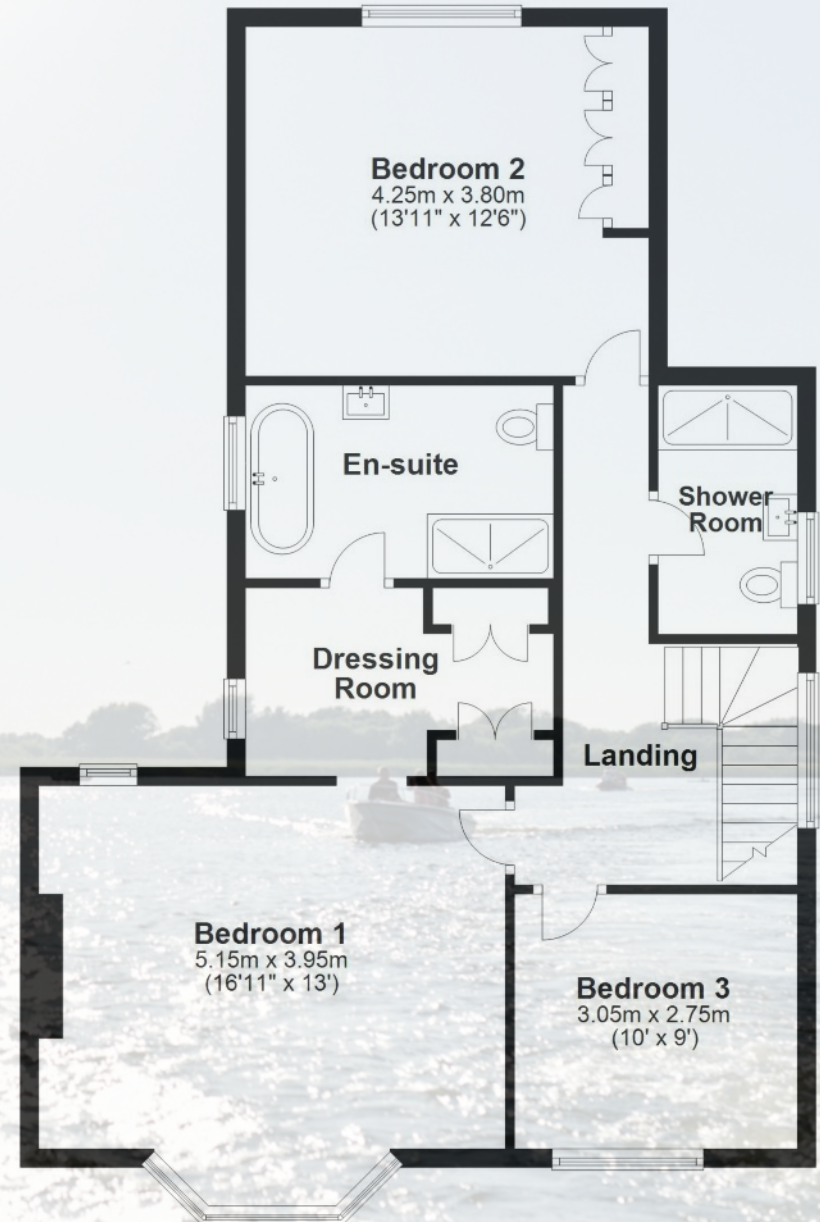
Ground Floor

Approx. 100.3 sq. metres (1080.1 sq. feet)



First Floor

Approx. 75.9 sq. metres (816.8 sq. feet)



Total area: approx. 176.2 sq. metres (1896.9 sq. feet)





Recently refurbished to a high standard, this wonderful property features a fantastic open plan kitchen/dining room, generous and well-appointed accommodation, as well as an exceptional Master Suite

The property - first floor accommodation

- Making your way upstairs, there is a large window allowing plenty of natural light on to the landing area
- The loft can be accessed via pull down ladder on the landing where you can find the boiler with pressurised system
- The third bedroom with carpeted floor is located at the front aspect of the property
- Good size second bedroom with carpeted floor is located to the rear aspect of the property and benefits from fitted wardrobes
- Family shower room, with partially tiled walls, walk-in shower, vanity unit, WC and under floor heating
- The master suite with carpeted floor and bay window is located at the front aspect of the property and features a walk-in dressing area with fitted wardrobes, a luxury four piece En-suite with under floor heating, free standing bath tub and walk-in shower with waterfall shower head

Property Video

Point your camera at the QR code below to view our professionally produced video.





The property further benefits from off-road parking and EV charging point

Outside

The property is approached via resin driveway providing parking for several vehicles and benefiting from an EV charging point

There is a single gate to the right of the property and a double gate to the left side of the property, both providing access to the rear of the house and garden

The split level garden is offering a large patio area on ground level, perfect for entertainment with family and friends. The raised section is mainly laid to lawn with a garden shed at rear and patio area

The Situation

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.





Situated moments from popular sandy Southbourne beach

Services

Energy Performance Rating: D Current: 68 Potential: 81

All mains services connected

Points Of Interest

Southbourne beach	0.3 Mile
Solent Mead Golf Centre	0.5 Mile
Riverside Inn	0.8 Mile
Southbourne High Street	1.4 Miles
Christchurch High Street	1.6 Miles
Christchurch train station	1.5 Miles (1 hour,50 minutes to London Waterloo)
Bournemouth Airport	5.0 Miles
New Forest	6.6 Miles

Important Information

Spencers of The New Forest 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 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.



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

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