



5B Warren Edge Close

Southbourne, BH6 4AY

SPENCERS
COASTAL





A well presented detached house, nestled in a prime location within a tranquil cul-de-sac. This delightful property offers captivating coastal views, extending over a serene landscape. Conveniently positioned, it is just a short distance from the acclaimed Southbourne beach, as well as the scenic Hengistbury Head.

The property

The welcoming entrance hallway, adorned with oak engineered flooring, seamlessly connects to all ground floor spaces, including understairs storage, a utility room, WC and personal door into the integral garage.

Double oak casement doors lead into the living room, featuring a vibrant double aspect. The room is further enhanced by bi-folding doors that open onto a private southerly patio and gardens, creating a seamless indoor-outdoor flow. Additionally, there are doors connecting to the kitchen.

At the rear of the property, discover a fantastic open-plan kitchen-dining room with a variety of cream wall, floor, and drawer units illuminated by fitted LED lights. The kitchen showcases quality wooden worksurfaces paired with a stylish mosaic-tiled splashback.

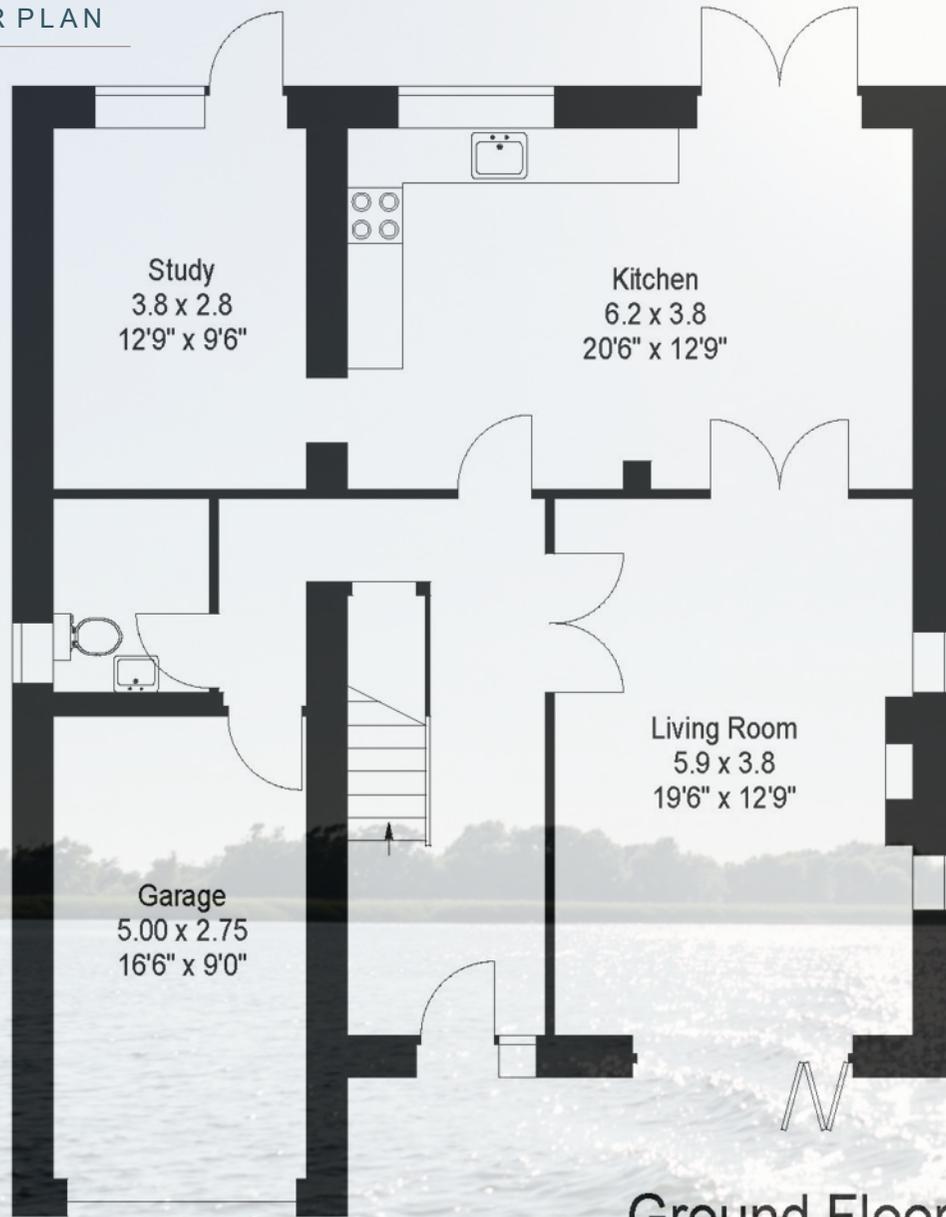
An additional island unit offers extra storage and doubles as a convenient breakfast bar. The space is thoughtfully designed to accommodate dining furniture, and French doors open onto the rear gardens.

The kitchen comes equipped with essential appliances, including a double oven, a four-ring halogen hob paired with a matching stainless steel extractor fan, and an integrated dishwasher.

Next to the kitchen, an opening leads to an additional reception room that can be utilised as an office or snug. French doors in this space open into the garden.



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 156sq.m. or 1679sq.ft.

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NOT TO SCALE



Featuring four bedrooms, the residence provides ample living space on the ground floor. The westerly aspect rear gardens contribute to the overall appeal, creating a pleasant outdoor retreat.

The property continued

Returning from the hallway, stairs ascend to the first-floor accommodation. An outstanding primary bedroom suite, fitted with double sliding wardrobes, further offers access to the south-facing balcony.

The balcony features a frosted privacy screen and decking, providing ample space for outdoor furniture. From here, you can enjoy far-reaching views over the surrounding coastline. The suite is further enhanced by a modern three-piece shower room, inclusive of a walk-in shower cubicle and complemented by stylish floor and wall tiles.

Three additional bedrooms, two of them generously sized to accommodate double beds. All bedrooms benefit from ample space, allowing for the placement of storage furniture.

Serviced by a modern, fully-tiled family bathroom, this space features a white-panelled bath with a shower attachment overhead, a spacious handwash basin with fitted storage underneath, a WC, a heated towel rail, and a backlit mirror.

Property Video

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





Additionally, the property offers generous off-road parking.

Outside

Accessed through double wooden gates, the property features a tarmac driveway that offers off-road parking for multiple vehicles and provides entry to the attached garage. Side access leads to the garden. The south-facing front gardens are bordered by mature shrubs, ensuring privacy. A sheltered patio area extends off the living room, enhancing outdoor living.

The low-maintenance west-facing rear gardens consist of a spacious patio and decking area adjacent to the rear of the property, providing ample space for furniture. Towards the rear of the garden, there is a large home office equipped with power, lighting, and heating, offering a versatile and comfortable workspace.



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 Mudford spit - renowned for its colourful beach huts. Here there is also a good cafe and ferry services across the mouth of Christchurch Harbour to Mudford 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: C Current: 70 Potential: 83

All mains services connected

Points Of Interest

Southbourne beach	0.1 Miles
Solent Mead Golf Centre	0.8 Miles
Riverside Inn	0.9 Miles
St Katherine's School	0.8 Miles
Southbourne High Street	0.3 Miles
Christchurch High Street	1.7 Miles
Christchurch train station	1.6 Miles
Bournemouth Airport	5.1 Miles
New Forest	6.7 Miles
London 2 hours by train	



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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