



10 FERRY ROAD
BOURNEMOUTH
BH6 4BH

FREEHOLD
ASKING PRICE
£550,000

“An immaculately presented two double bedroom Victorian cottage in a sought after location just 180 metres to Southbourne beach making this the ideal home or coastal retreat ”

Winkworth

for every step...

ASKING PRICE £550,000

Two Bedrooms
Two Bathrooms
Victorian Cottage
Sought after Location
180 Metres To Southbourne Beach
Ideal Coastal Retreat
Currently Used As An Air B&B

EPC: C | COUNCIL TAX: C | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Ferry Road?

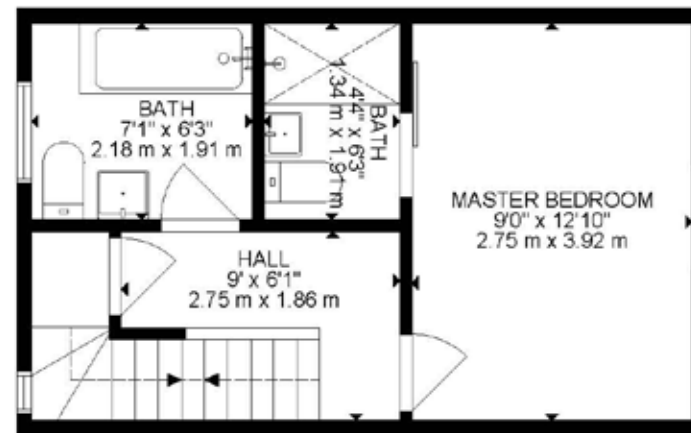
Ferry Road is situated in the sought after Hengistbury Head sitting just 180 metres to Southbourne beach where you can find miles of golden sandy beach with panoramic views from the Isle Of Wight to Old Harry Rocks. The promenade stretches from Hengistbury Head to Sandbanks with a number of water sports available by Boscombe Pier and a range of beach side cafe's, bars and restaurants to take in along the way.

Southbourne's vibrant high street is a mile and a half away and has been rejuvenated in recent years to include a number of independent cafés, bars, restaurants and convenience shops with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute.

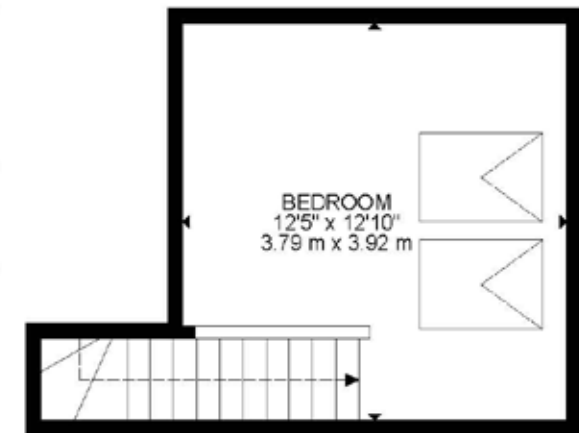
This beautiful coastal retreat is immaculately presented throughout, enjoying a dual aspect open plan lounge / kitchen / dining room that is flooded with natural light. The kitchen area is fitted with modern cabinets, integrated oven and hob, dishwasher and under counter fridge / freezer.

Stairs lead to the first floor with a spacious double bedroom enjoying a modern fitted en-suite shower room. The family bathroom has been stylishly fitted to include a 'P' shaped bath with over head shower and glass shower screen, wash hand basin and wc. Stairs then lead to a further double bedroom with stunning sea views. Outside, the garden is laid to lawn with a decked area ideal for outside dining and off road parking for two vehicles.





FLOOR 2



FLOOR 3



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 304 SQ FT, 28 m², FLOOR 2: 275 SQ FT, 25 m², FLOOR 3: 172 SQ FT, 16 m²
 EXCLUDED AREAS: DECK: 455 SQ FT, 42 m²
 TOTAL: 751 SQ FT, 70 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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