



9 DIBDEN CLOSE  
THROOP  
BH8 0EN

ASKING PRICE  
£165,000

“A one bedroom mews  
style property, set  
within a peaceful cul  
de sac, close to Castle-  
point and bus routes.  
No forward chain”

**Winkworth**

for every step...



ASKING PRICE £165,000

Double Bedroom  
Open-plan Lounge/Diner  
Mews Style Property  
Spacious Kitchen  
Popular Location  
Peaceful cul-de-sac  
No Forward Chain

EPC: C | COUNCIL TAX: A | LEASEHOLD - 956 YEARS  
REMAINING

01202 434365  
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### Why Dibden Close?

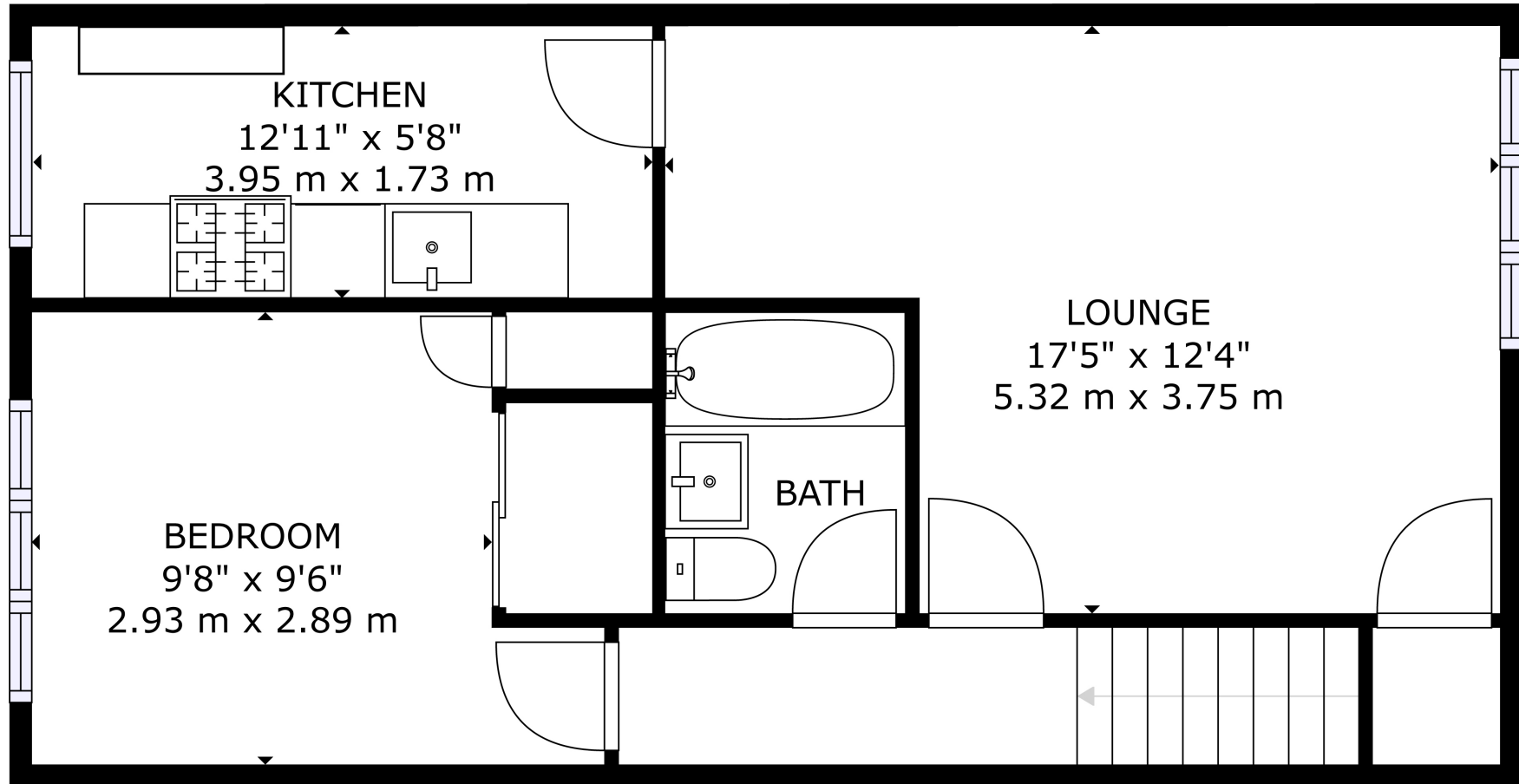
Dibden Close enjoys a peaceful cul de sac location in Muscliffe, within catchment to Epiphany primary school. Muscliffe adjoins the picturesque village of Throop with its Mill and long river walks. The Castlepoint development is a short distance which offers a range of large stores.

This mews style property has a generous open plan lounge / dining room with ample space for a table and chairs along with lounge furniture. The double bedroom benefits from built in mirrored wardrobes with sliding doors and a further storage cupboard. The kitchen has an integrated oven and hob with overhead extractor and space for a range of appliances. The family bathroom includes a bath with overhead shower, wash hand basin and wc, fully tiled walls and flooring.

### Why Bournemouth?

Bournemouth is a vibrant town with something for everyone. Young ones can enjoy activities from rock climbing at the Rock Reef through to the Oceanarium. If you enjoy the theatre, the Pavillion is host to a number of stage shows throughout the year including the Christmas Pantomime, while the BIC attracts some big name artists making this an ideal venue for concert enthusiasts. There is an array of shops, bars and restaurants in the town center along with the new BH2 complex with cinema, mini golf and several eateries.

There are 7 miles of award-winning blue flag sandy beaches. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of destinations.



GROSS INTERNAL AREA  
FLOOR 1: 519 sq. ft, 48 m<sup>2</sup>  
TOTAL: 519 sq. ft, 48 m<sup>2</sup>

SIZES 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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"Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana's life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home."

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth estate agents.

**Winkworth**

for every step...