

138 PARKWOOD ROAD
SOUTHBOURNE
BH5 2BW

OFFERS IN EXCESS OF
£300,000
FREEHOLD

“A modern, two double
bedroom end of
terrace house in the
heart of Southbourne
with courtyard style
garden just 700
meters to Southbourne
clifftops.”

Winkworth

for every step...

OFFERS IN EXCESS OF £300,000

Kitchen / Breakfast Room
Two Double Bedrooms
Bright & Spacious Lounge
Wooden Flooring
Courtyard Garden
Off Road Parking
Scope To Extend STPP
Close To Beach & High Street

EPC: D | COUNCIL TAX: B | FREEHOLD

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Why Parkwood Road?

Parkwood Road is set within the heart of Southbourne just 160 meters to Southbourne high street where you can find an array of café's restaurants and local convenience shops. Pokesdown train station is approximately 600 meters with the nearest bus stop being 160 meters with links to Bournemouth and Poole. Southbourne clifftops is just 700 meters enjoying miles of golden sandy beach which stretches from Hengistbury Head to Sandbanks.

This modern two double bedroom house enjoys a spacious lounge with a bay window flooding the room with natural light and an ornate cast iron feature fireplace and original wooden flooring. The kitchen breakfast room has a range of storage units, integrated oven and hob with space and plumbing for a

washing machine and freestanding fridge / freezer. The dining area has space for a table and six chairs.

There are two double bedrooms located on the first floor which are serviced by the family bathroom which includes a bath with overhead shower and hand wash basin. There is a separate WC with additional wash hand basin. There is scope to extend up into the loft STTP.

Outside, the property enjoys an L shape Mediterranean courtyard style garden with space for potted plants and ding furniture to enjoy al fresco dining or to simply relax in the sun and read a book.

To the front of property there is off road parking for one compact vehicle.

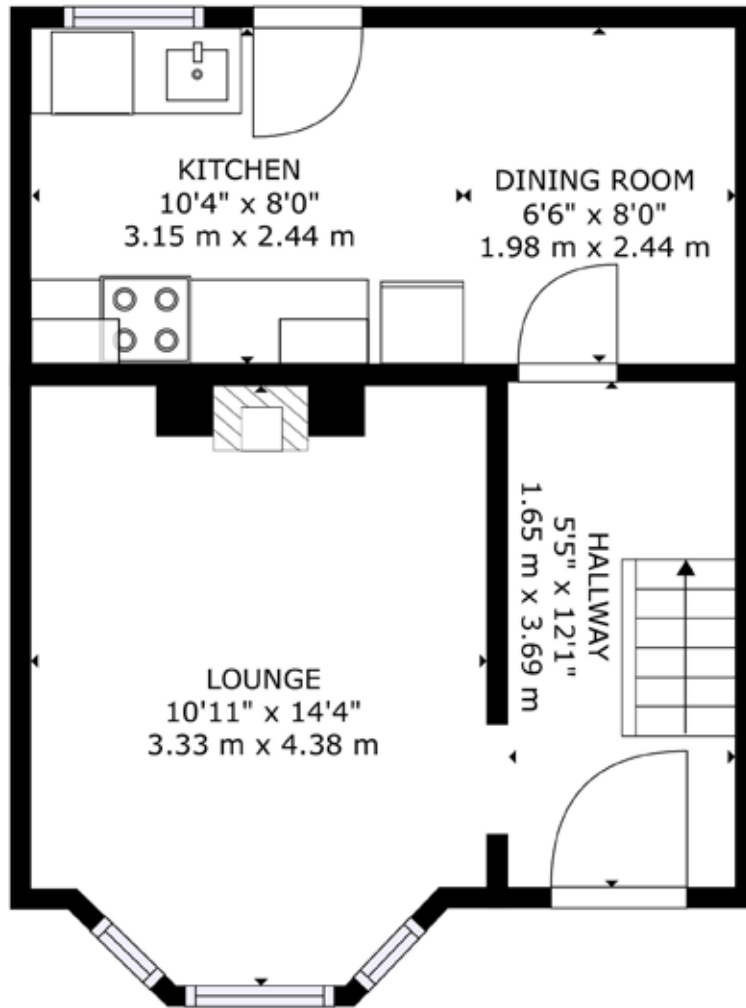


Why Southbourne?

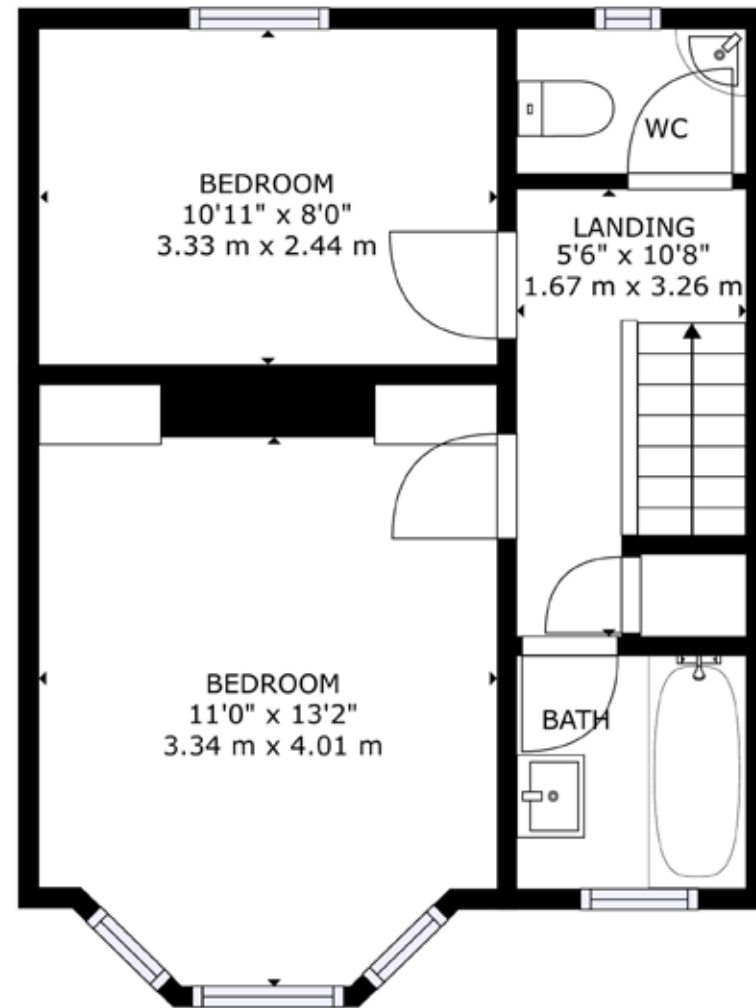
Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 362 sq. ft, 34 m², FLOOR 2: 364 sq. ft, 34 m²
 TOTAL: 726 sq. ft, 67 m²
 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 do not 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.”

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