



45 WHEATON ROAD
POKESDOWN
BH7 6LH

FREEHOLD
ASKING PRICE
£400,000

“A three double
bedroom, semi
detached house with
open plan
kitchen / dining room
within excellent school
catchment and close to
local amenities”

Winkworth

for every step...

ASKING PRICE £400,000

Three Double Bedrooms
Two Bathrooms
Open Plan Kitchen / Dining Room
Ground Floor Cloakroom
Spacious Useful Loft Space
Close To Local Amenities
Excellent School Catchment

EPC: D | COUNCIL TAX: C | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Wheaton Road?

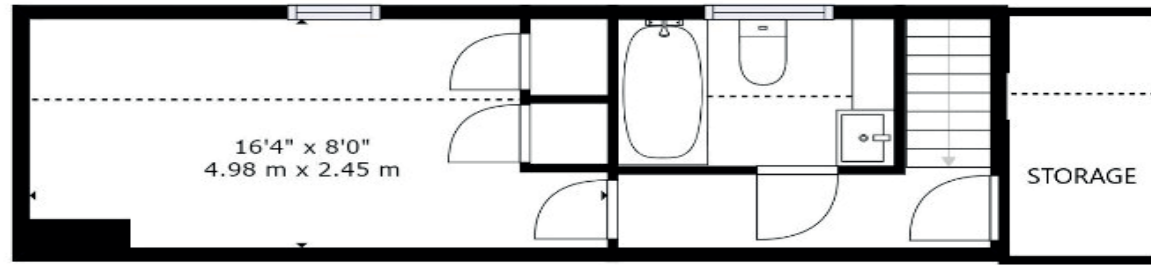
Wheaton Road is conveniently located a short distance to local amenities, excellent transport links with bus routes to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Less than a mile away is Southbourne high street which has been rejuvenated in recent years to include an array of independent shops, cafés, micro breweries and restaurants. Approximately a mile away are Southbourne cliff tops where you can admire the panoramic sea views stretching from the Isle of Wight to Old Harry Rocks. Walk down the zig zag with miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side restaurants and bars. Whatever you choose, there is something for everyone to enjoy.

This three double bedroom, semi detached house is well presented throughout. The open plan kitchen / dining room offers an excellent space ideal for entertaining. The kitchen area includes a range of cupboards, integrated oven and hob, dishwasher with space and plumbing for washing machine and fridge freezer. There is a further reception room located to the front of the property with a log burner.

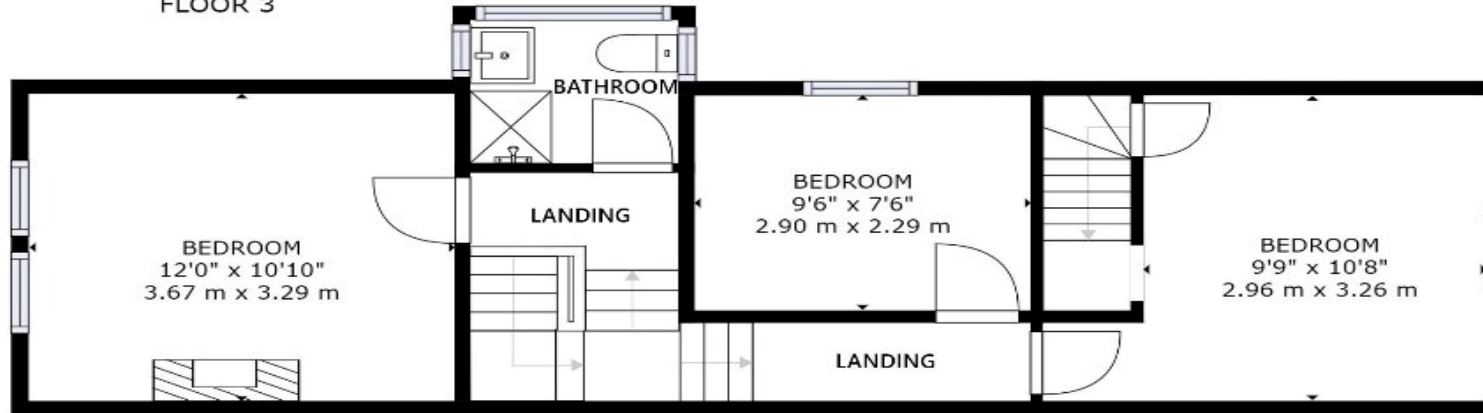
Three double bedrooms are located on the first floor, serviced by the family shower room with wash hand basin and wc. A staircase leads to a spacious useful loft space.

Outside, the garden enjoys a patio area, ideal for al fresco dining with mature trees and shrubs adorning the borders.

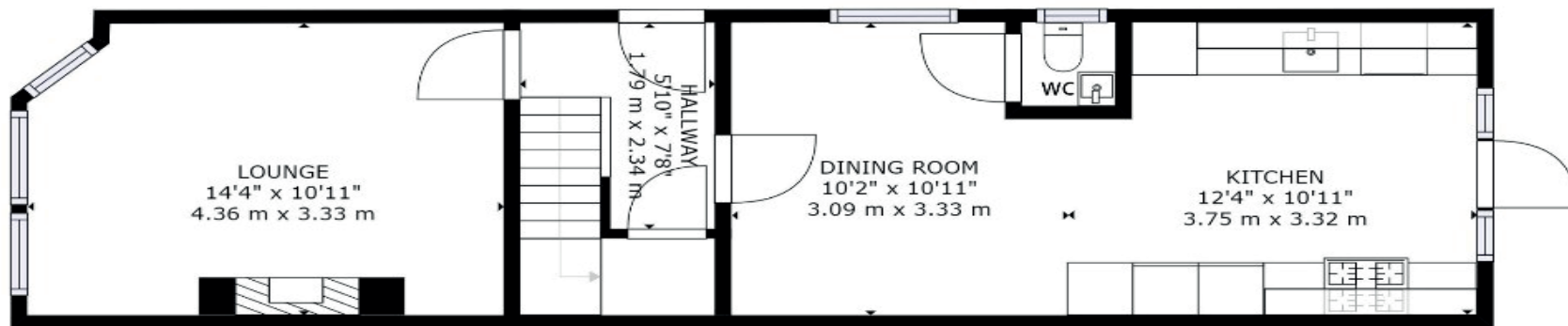




FLOOR 3



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 470 sq. ft, 44 m², FLOOR 2: 458 sq. ft, 43 m²
 FLOOR 3: 152 sq. ft, 14 m²
 TOTAL: 1080 sq. ft, 100 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 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.



Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

Winkworth

for every step...