



45 WHEATON ROAD  
POKESDOWN  
BH7 6LH

FREEHOLD  
GUIDE PRICE  
£375,000-£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...

GUIDE PRICE £375,000 - £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?

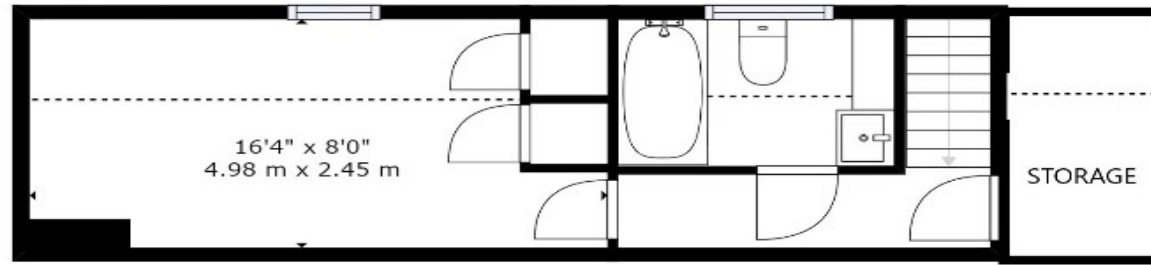
Wheaton Road is conveniently located a short distance to local amenities, excellent transport links with bus routes to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Less than a mile away is Southbourne high street which has been rejuvenated in recent years to 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.

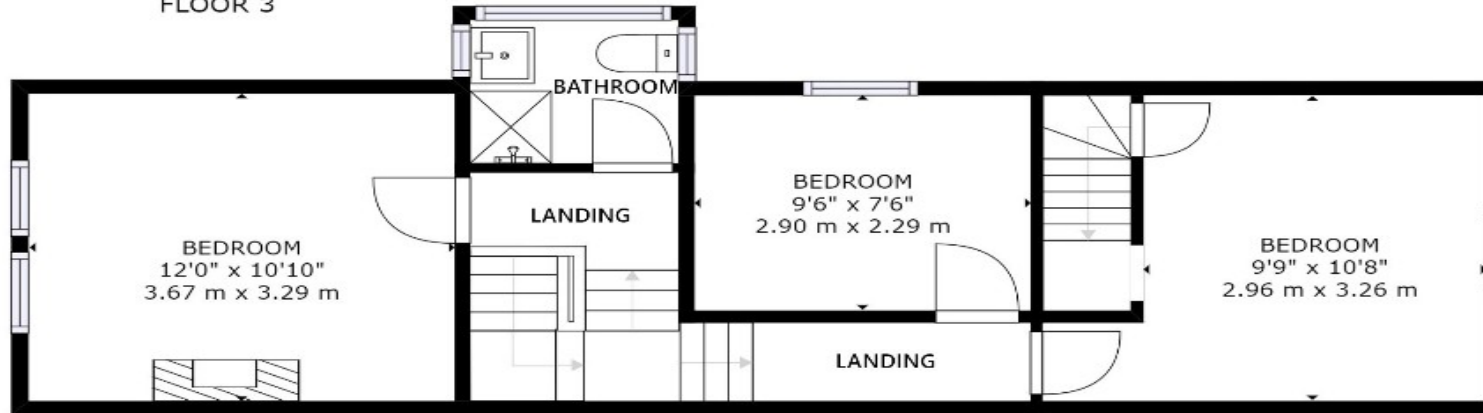
Three double bedrooms are located on the first floor, serviced by the family shower room with wash hand basin and wc. A staircase leads to a spacious useful loft space.

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

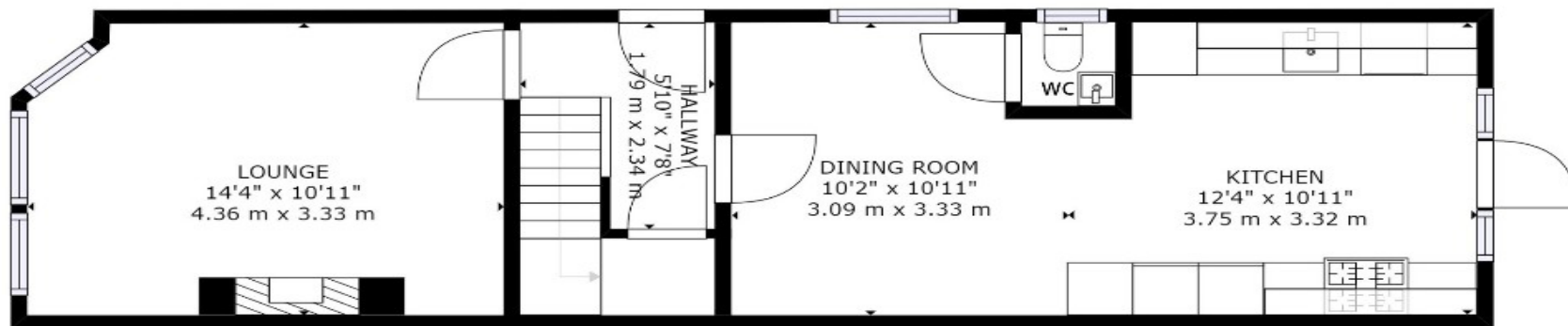




FLOOR 3



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 470 sq. ft, 44 m<sup>2</sup>, FLOOR 2: 458 sq. ft, 43 m<sup>2</sup>  
 FLOOR 3: 152 sq. ft, 14 m<sup>2</sup>  
 TOTAL: 1080 sq. ft, 100 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### DISCLAIMER:

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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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