



17 HEATHERLEA ROAD  
BOURNEMOUTH  
BH6 3HN

FREEHOLD  
GUIDE PRICE  
£800,000 - £825,000

“A three double  
bedroom, two  
bathroom, two  
reception room,  
detached family home  
with off road parking  
and garage in a sought  
after location just 550  
metres to Southbourne  
cliff tops”

**Winkworth**

for every step...

GUIDE PRICE £800,000 - £825,000

Three Double Bedrooms  
Two Bathrooms  
Two Reception Rooms  
Kitchen / Breakfast Room  
Sought After Location  
Just 550 Metres To Southbourne Cliff Tops  
Approximately A Mile To Southbourne High Street  
Garage  
Off Road Parking

EPC: D | COUNCIL TAX: E | FREEHOLD  
01202 434365  
[southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)





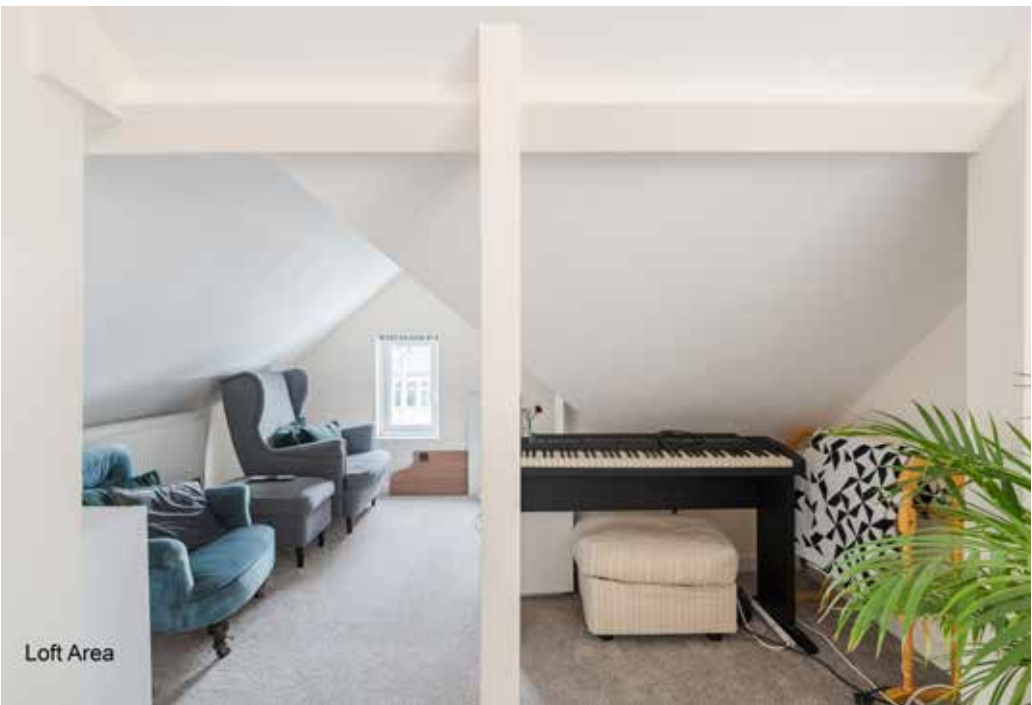
## Why Heatherlea Road?

Heatherlea Road is conveniently nestled in the heart of Southbourne just 550 meters to the cliff tops where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafés, bars and restaurants to take in along the way. Southbourne's vibrant high street is just 900 meters away which has been rejuvenated in recent years to include a number of independent bars, restaurants and shops with excellent transport links to Christchurch and Bournemouth. Pokesdown train station is approximately a mile away, making this the ideal location for anyone looking to commute.

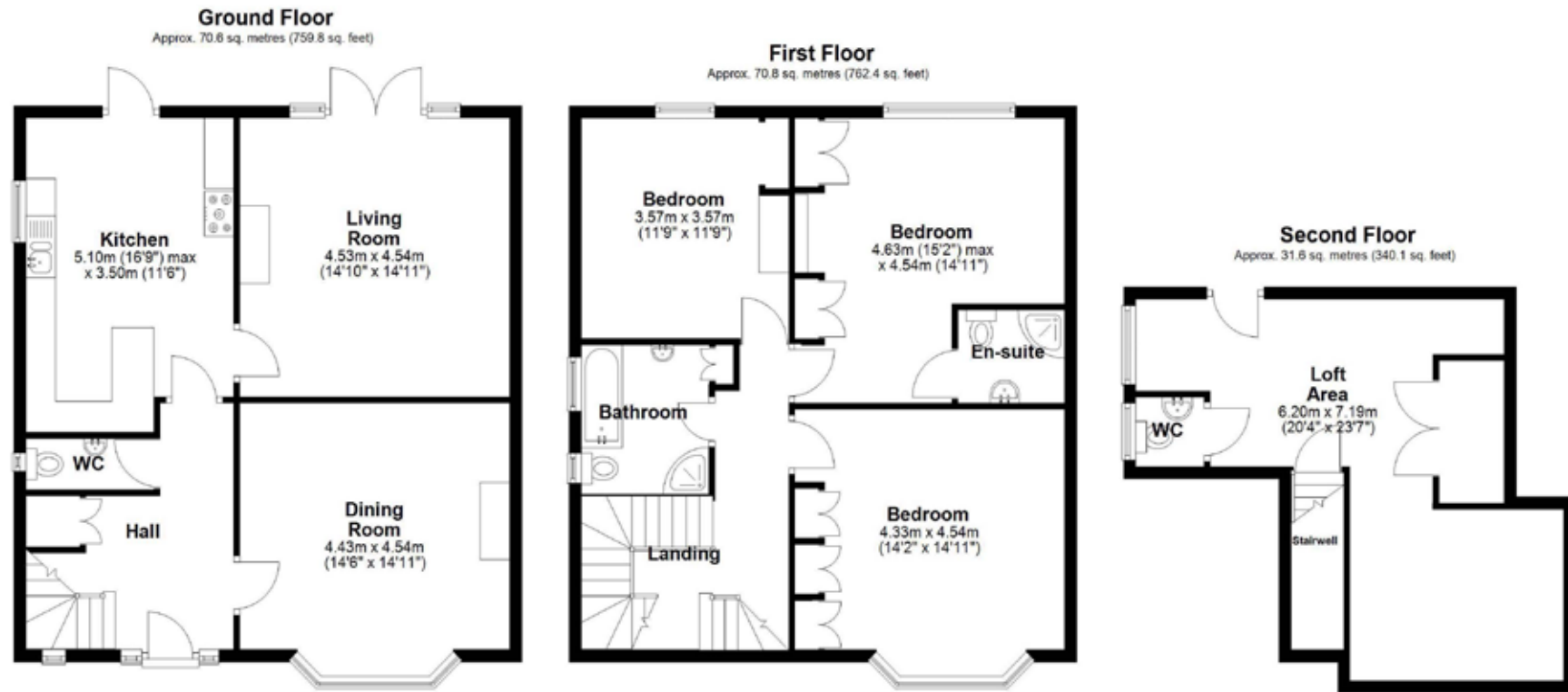
This deceptively spacious family home is well presented throughout. The kitchen is well equipped with a range of modern cabinets, integrated oven, hob with space and plumbing for a washing machine, dishwasher and fridge / freezer and a door providing direct access to the rear garden. The dining room is located to the front whilst the lounge is located to the rear enjoying double doors that lead directly out to the rear garden.

There are three double bedrooms with the primary benefiting from an en-suite shower room. The family bathroom includes a bath with a separate shower cubicle, wash hand basin and wc. A further staircase leads up to very useful loft space. Outside, the garden is adorned with mature trees offering a good degree of seclusion with a patio area ideal for summer dining with the remainder laid to lawn.









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Plan produced using PlanUp.

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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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