



**18 Sunnylands Avenue**  
Hengistbury Head, BH6 4HH  
**ASKING PRICE £775,000**











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01202 434365 | southbourne@winkworth.co.uk

**A beautifully modernised, extended and tastefully decorated, family home with an expansive south-east facing rear garden and ample off road parking, situated in the sought after Hengistbury Head.**

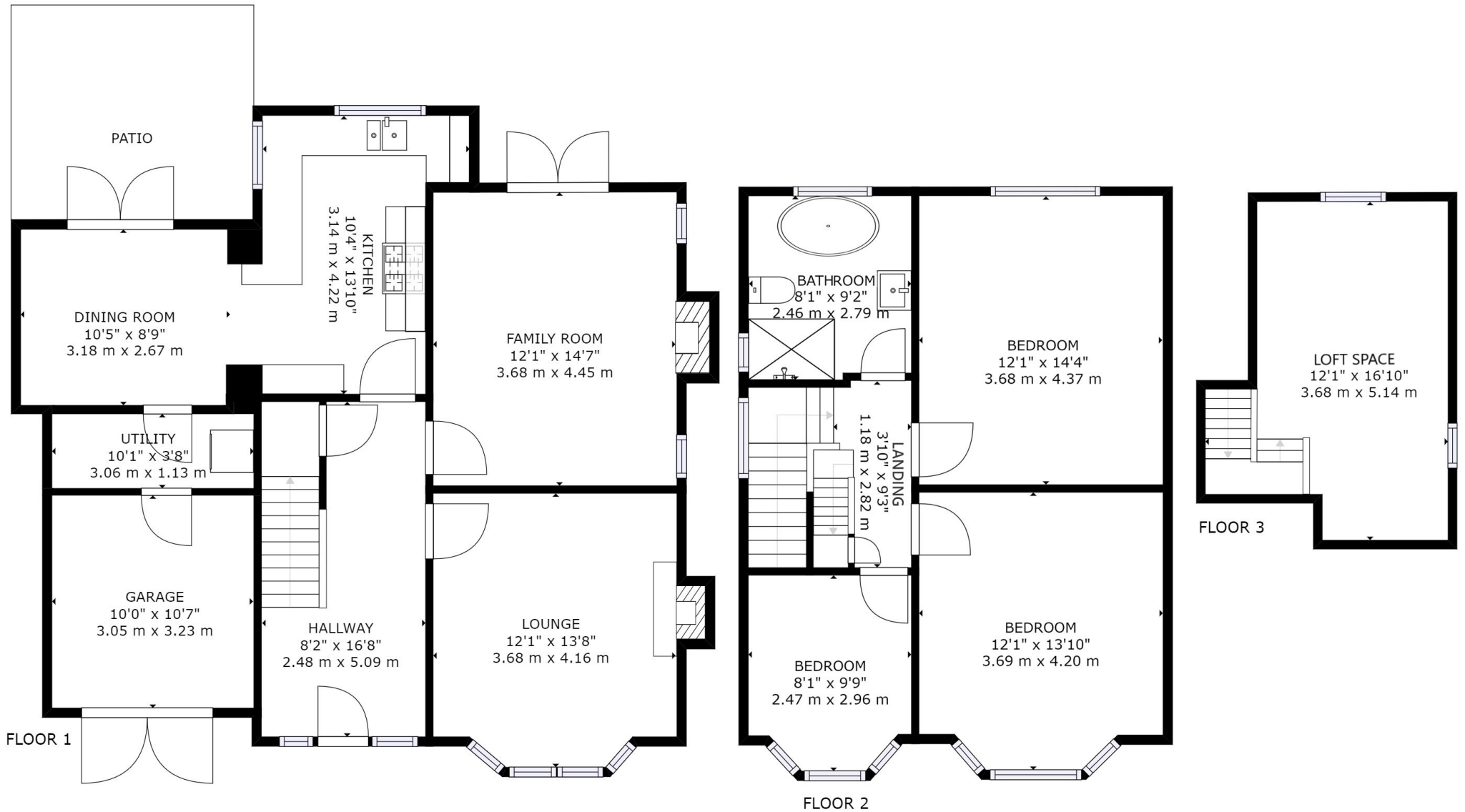
Winkworth Southbourne are delighted to present this amazing three bedroom property, perfectly situated for Hengistbury Head and a short walk to the golden sandy beach.

The property boasts a stunning kitchen with breakfast bar seating and adjoining dining room, two spacious reception rooms, a contemporary bathroom and three bedrooms. Outside you will find an expansive rear garden with gated access to the playing fields with the front of the home enjoying a sweeping driveway and attached garage.

- **Sought After Location**
- **Beautiful Entrance Hall**
- **Spacious Lounge**
- **Family Room**
- **Extended & Modernised Kitchen**
- **Three Bedrooms**
- **Ample Off Road Parking**
- **Expansive Rear Garden**
- **Garage & Utility Room**
- **Useful Loft Area**







GROSS INTERNAL AREA  
 FLOOR 1: 776 sq. ft, 72 m<sup>2</sup>, FLOOR 2: 572 sq. ft, 53 m<sup>2</sup>  
 FLOOR 3: 166 sq. ft, 15 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 106 sq. ft, 10 m<sup>2</sup>  
 TOTAL: 1515 sq. ft, 141 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Hengistbury Head is located to the east of Bournemouth and adjoining Southbourne. This area enjoys a number of walks extending from Christchurch River up to the award-winning blue flag sandy beaches. From here a level walk promenade extends through to Sandbanks. Southbourne and Christchurch which are both located within a few miles offer a varied shopping experience together with a number of restaurants and bars.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. 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 European destinations.





## Winkworth Southbourne

29 Southbourne Grove, Southbourne, Dorset, BH6 3QT  
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[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

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