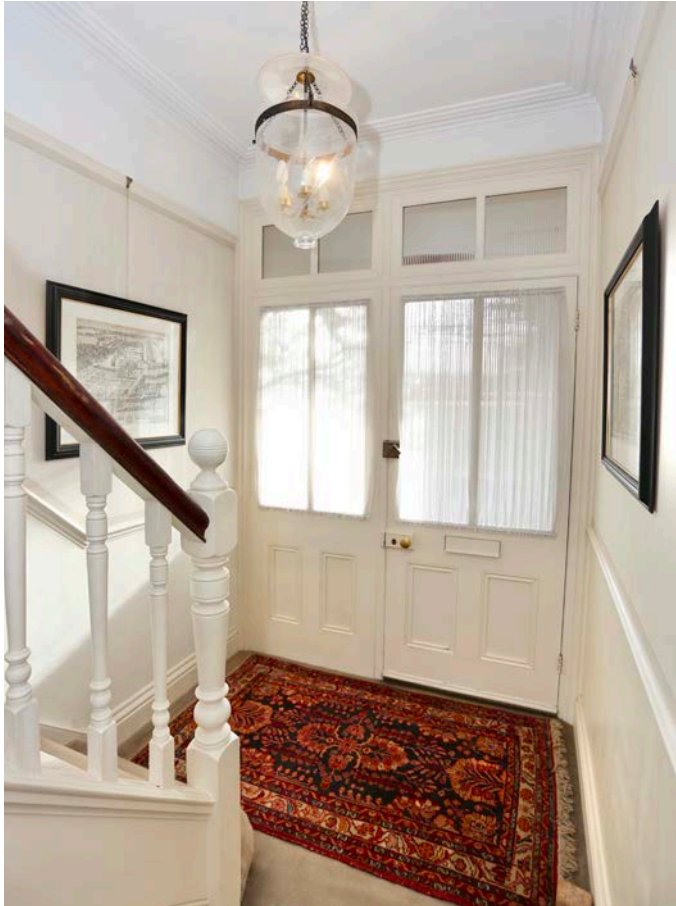




2 LEAPHILL ROAD
POKESDOWN, BH7 6LU
ASKING PRICE - £450,000

Winkworth





ASKING PRICE - £450,000

01202 434365
southbourne@winkworth.co.uk

A wonderful opportunity to acquire this unique, four bedroom detached family home backing on to Kings Park playing fields and plant nursery.

This stunning family home features high ceilings throughout giving a real sense of space. The lounge is spacious in size and features custom built open shelving set into the recesses either side of chimney breast and a large bay window. The separate grand formal dining room has ample space for a range of dining furniture. The kitchen is generous in size and immaculately kept, however would benefit from some modernisation and includes a useful larder cupboard.

The welcoming entrance hallway has a half turn spindle staircase leading to the first floor where you will find four bedrooms and the family bathroom. Two of the bedrooms are large doubles, one to the front aspect and the other to the rear. Bedroom three is another double room with built in storage and a picturesque view of Kings Park. Bedroom four is single in size which would also make an excellent home office. All four bedrooms are serviced by the family bathroom, which features a bathtub, Wc and hand wash basin.

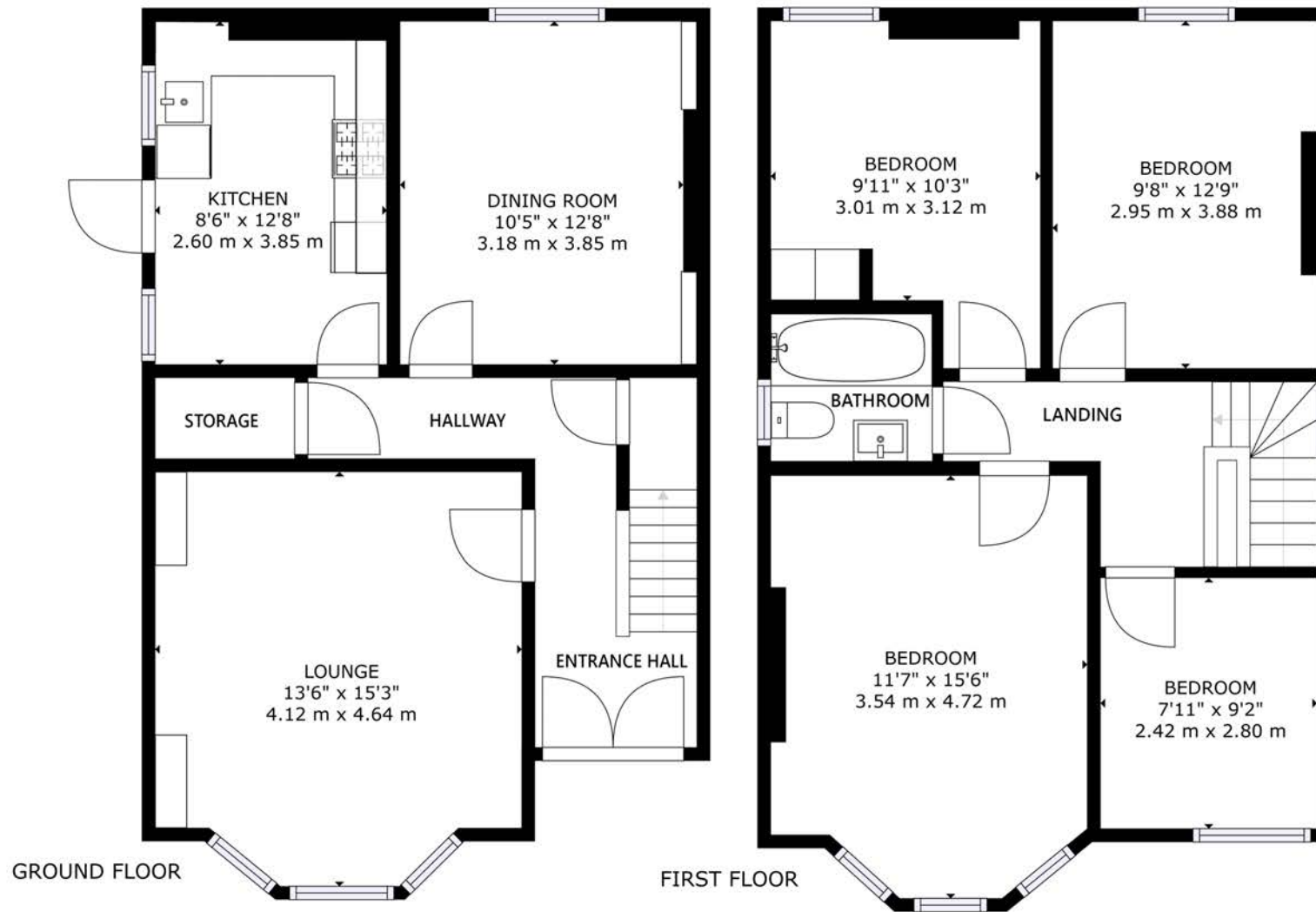
The front of the property is secluded from the road by a mature hedge with a pathway leading to the front door, while a side gate provides access to the rear of the property. A drop kerb is already in place and part of the front garden could be utilised to create off road parking STPP.

The rear garden offers a good degree of privacy with mature trees and shrubs adorning the borders. The remainder is laid to lawn and backs onto Kings Park and the Plant nursery.

**Four Bedrooms | Family Bathroom | Formal Dining Room |
Spacious Kitchen | Spacious Lounge | Beautiful Garden | Potential For Off
Road Parking**

EPC: **E** | COUNCIL TAX: **C** | FREEHOLD





GROSS INTERNAL AREA
 GROUND FLOOR: 596 sq. ft, 55 m², FIRST FLOOR: 614 sq. ft, 57 m²
 TOTAL: 1210 sq. ft, 112 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.



Pokesdown is a suburb of Bournemouth and neighbours both Boscombe and Southbourne. Pokesdown High Street offers a varied shopping experience with a number of Antiques shops, Vintage emporiums, Bakery's, and cafes. The area benefits from being near several local attractions including the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

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

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