



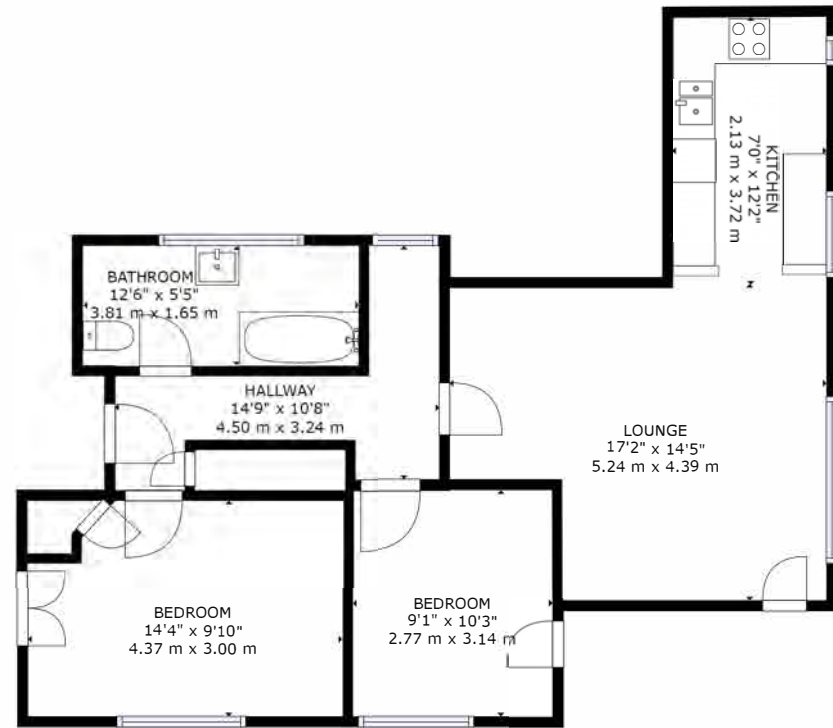
## 12 St Katherines Manor

Hengistbury Head BH6 4BB

ASKING PRICE £300,000

Winkworth





FLOOR 1

**Maintenance: £1430 | Pets: By Consent | Holiday Lets: No | EPC: TBC | No Forward Chain**

GROSS INTERNAL AREA  
FLOOR 1: 728 sq. ft, 68 m<sup>2</sup>  
TOTAL: 728 sq. ft, 68 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ASKING PRICE - £300,000

01202 434365 | southbourne@winkworth.co.uk

**A unique character property with two double bedrooms, a spacious lounge / diner with a sunny galley style kitchen and large bathroom. The property boasts views as far reaching as the Isle of Wight and Christchurch Harbour. St Katherines Manor is ideally situated, just a short walk to the beach and local amenities and has excellent transport links.**

- Two Double Bedrooms
- Character property
- Galley Kitchen
- An Ideal Holiday Home
- Spacious Lounge / Diner
- Amazing Views
- Sought After Location
- Residents Parking







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, Bournemouth, Dorset, BH6 3QT

01202 434365 | [southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)

[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

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