



5 / 5A HAREWOOD
PLACE
BOSCOMBE EAST
BH7 6NU

ASKING PRICE
£600,000
FREEHOLD

“A detached family
house in need of
modernisation in a
peaceful cul-de-sac
sought after location”

Winkworth

for every step...

ASKING PRICE £600,000

In Need Of Modernisation
Substantial Detached Family Home
Sought After Cul-De-Sac Location
Generous Size Rear Garden
Garage
Ample Off Road Parking
EPC: D | COUNCIL TAX: B | FREEHOLD

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Why Harewood Place?

Harewood Place is a peaceful cul de sac just off of the popular tree-lined Harewood Avenue. Conveniently located close to local primary and secondary schools, Kings Park nursery, JP Morgan, Royal Bournemouth Hospital and Pokesdown train station. Southbourne's bustling high street is less than a mile away where you will find an array of independent cafes, restaurants and convenience shops. Southbourne clifftops are approximately a mile and a half where you can admire the views from the Isle of Wight to Old Harry Rock or take a stroll along the promenade that stretches from Hengistbury Head to Sandbanks.

This detached character family home requires modernisation throughout providing a blank canvas for anyone looking to create their dream home. The kitchen breakfast room incorporates a range of units, mid height integrated oven with space and plumbing for washing machine and dishwasher.

There are three generous reception rooms with double doors providing direct access to the rear garden.

Located on the first floor are five double bedrooms, all serviced by the family bathroom which includes a bath and wash hand basin. There is a separate WC.

The generously sized rear garden expands down the side of the property. This area provides the ideal space for any 'grow your own enthusiasts'. Mature trees and shrubs adorn the borders providing an excellent degree of seclusion. The front of the property, a driveway leads to off road parking for several vehicles with a garage to the side of the property.

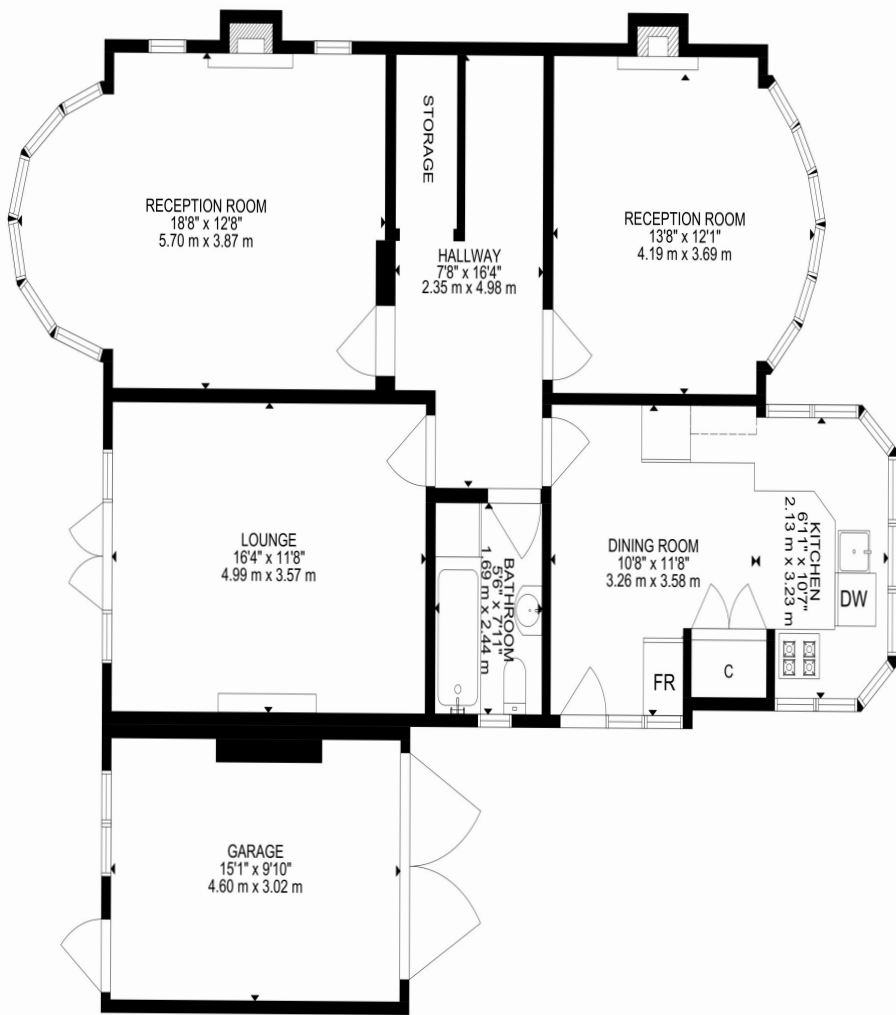


Why Southbourne?

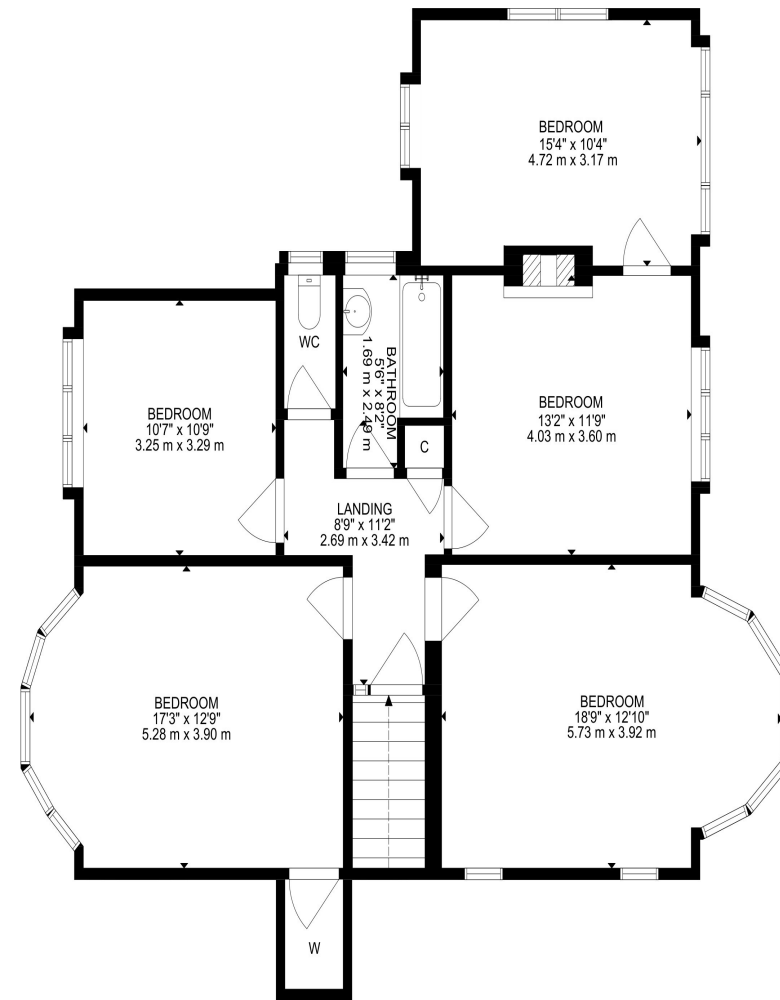
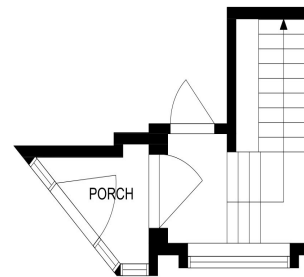
Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.







GROSS INTERNAL AREA
TOTAL: 1216 SQ FT, 113 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 1162 SQ FT, 108 m²
SIZE 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.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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