



75 SOUTHBOURNE  
COAST ROAD  
HENGISTBURY HEAD  
BH6 4DX

Offers In Excess Of  
- £1,250,000  
FREEHOLD

“A unique and  
spacious four bedroom  
family home with  
panoramic views from  
Christchurch Harbour  
to the Isle of Wight  
and beyond”

**Winkworth**

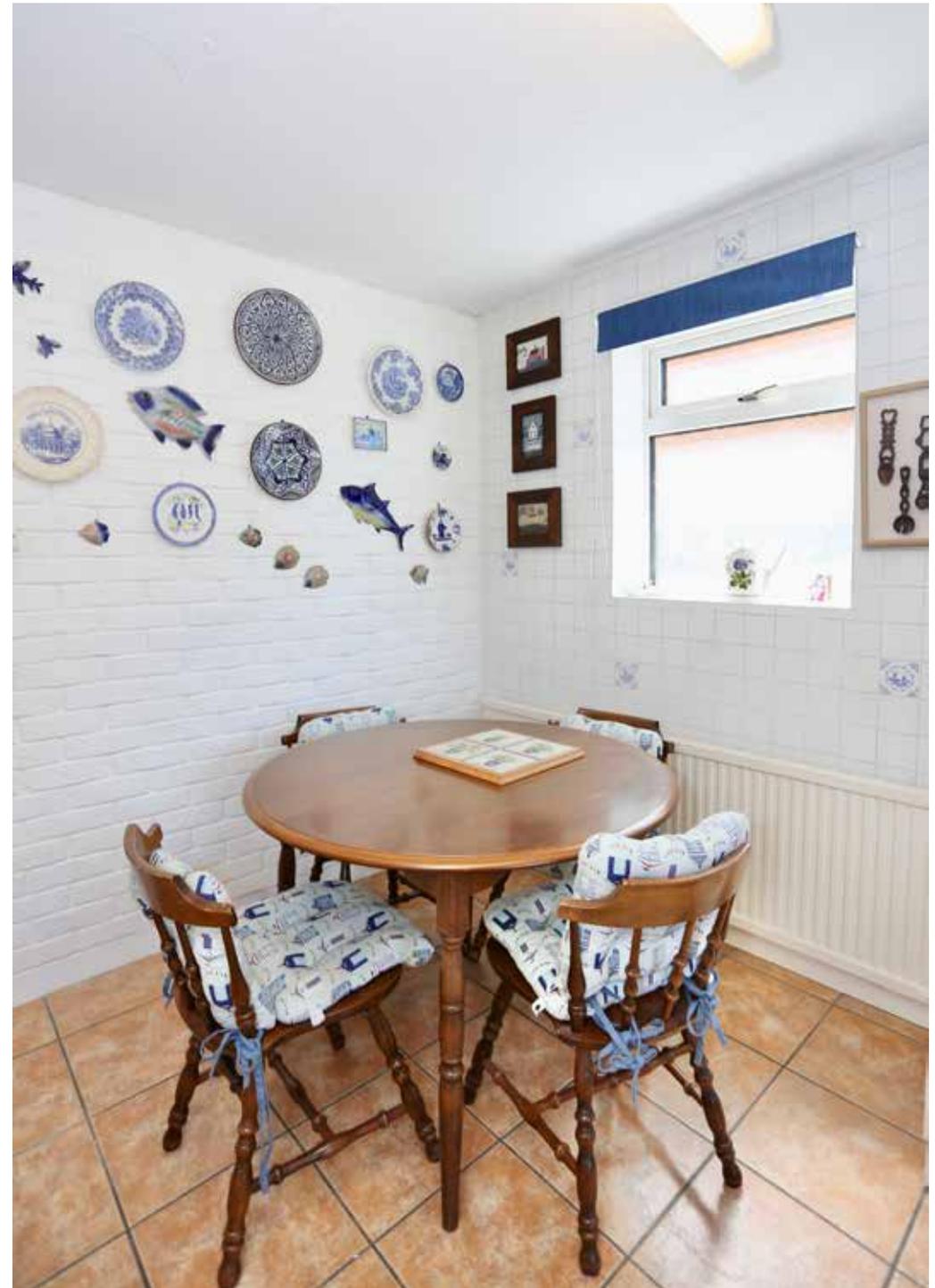
for every step...

OFFERS IN EXCESS OF - £1,250,000

Spacious Lounge With Sea Views  
Four Bedrooms  
Two Bathrooms  
Large Kitchen / Diner  
Private Balcony  
Ample Off Road Parking  
Cliff Top Location  
Expansive Rear Garden  
Double Garage

EPC: TBC | COUNCIL TAX: G | FREEHOLD |

01202 434365  
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## Why Southbourne Coast Road?

Nestled in the prime location of Southbourne Coast Road, this exceptional, four-bedroom property offers an unrivalled perspective of natural beauty and coastal elegance. With commanding views of Hengistbury Head Nature Reserve and a panorama extending to the distant Isle of Wight coastline, this residence presents an extraordinary opportunity to immerse yourself in a coastal lifestyle.

You are greeted by a spacious entrance porch and into a generous hallway that seamlessly merges into an open-plan dining space. The unique design flows into the sunroom, allowing in natural light and creating a warm and inviting atmosphere whilst the large sunroom, overlooking the rear garden, serves as a serene retreat in which to relax.

On the ground floor, a vestibule leads to two generous double bedrooms, each with easy access to a shared bathroom complete with a glass enclosed shower and large vanity unit. This design accommodates guests or family members with ease and privacy.

The generously sized kitchen has a range of fitted units and includes a built-in double oven and hob as well as space for freestanding appliance's including a fridge freezer and dishwasher, whilst the window offers views over the rear garden. The kitchen also boasts a breakfast nook, providing a casual space to enjoy meals.

An adjoining separate laundry room with space for a washing machine and tumble dryer also benefits from a sink and additional kitchen units, whilst offering practicality, access to the double garage with electric up and over doors adds convenience of being able to access the house directly from inside of the garage.



The second floor offers a captivating ocean vista from both the double and single bedrooms, as well as the spacious lounge. One bedroom is a double with a range of fitted furniture, while the other, currently utilized as a home office, offers flexibility. A well-appointed shower room ensures comfort and functionality.

The truly most spectacular feature of this family home is the expansive lounge, measuring an impressive 319 sqft, with its stunning coastal views. The lounge leads to a large, private balcony, where the captivating coastal panorama takes centre stage. The unparalleled views stretch as far as the Isle Of Wight with Hengistbury Head and Christchurch Harbour also in view this is truly a remarkable home.

Outside. A large tarmac driveway leads to the home with space for several vehicles as well as a two-car garage. The mature rear garden is well maintained with low maintenance borders. The garden is mainly laid to lawn with a patio area for dining and access from both the laundry room and the sunroom.



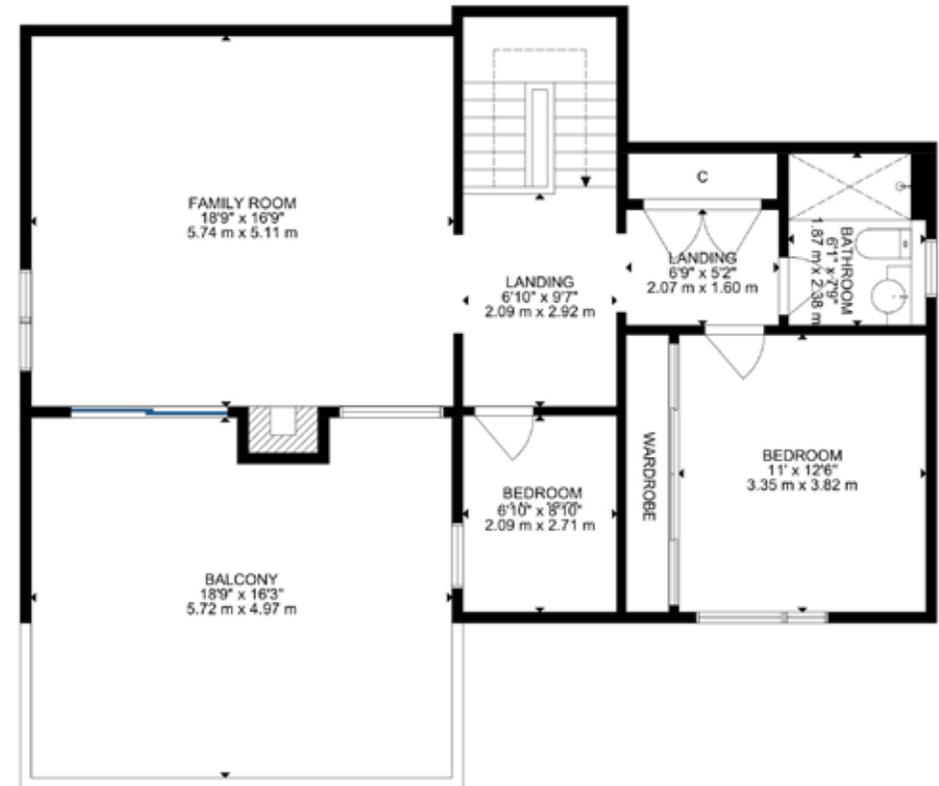


## Why Hengistbury Head?

Hengistbury Head is a fascinating place not only for its wide variety of habitats including heathland, grassland, scrub, woodland, freshwater wetland and coast land but also for its internationally important archaeology and geology. Hengistbury Head has something for all the family from dog walks, picnics and even ride on the 'Noddy train' down to Mudeford spit! there is also a 9-hole, par 3 golf course for any budding golfers.







GROSS INTERNAL AREA  
 FLOOR 1: 1496 SQ FT, 139 m<sup>2</sup>, FLOOR 2: 861 SQ FT, 80 m<sup>2</sup>  
 TOTAL: 2357 SQ FT, 219 m<sup>2</sup>  
 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.”

**Winkworth**

for every step...