



79 ARNEWOOD
AVENUE
SOUTHBOURNE
BH6 5DW

ASKING PRICE
£440,000
FREEHOLD

“A well presented 4
double bedroom
chalet bungalow less
than half a mile to
Southbourne high
street”

Winkworth

for every step...

ASKING PRICE £440,000

Four Bedrooms
Two Bathrooms
Open Plan Kitchen / Diner
Private Rear Garden
Semi Detached
Sun Room

EPC: E | COUNCIL TAX: C | FREEHOLD

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Why Arnewood Road?

Arnewood Road is conveniently located approximately half a mile to Southbourne's bustling high street where you will find an array of independent cafe's micro-breweries, restaurants and convenience shops along with good transport links. The popular Stourfield infant school is also located nearby along with playing fields. Southbourne clifftops are approximately 1 mile away where you can admire views from the Isle of Wight across to Old Harry Rock or take a walk along the promenade which stretches from Hengistbury Head to Sandbanks.

This deceptively spacious four double bedroom, two bathroom semi detached chalet bungalow is well presented throughout. The open plan kitchen / dining room enjoys a dual aspect, flooding the room with natural light. The kitchen area features modern high gloss handleless cupboards, integrated oven, hob

with overhead extractor, dishwasher, washing machine, under counter fridge with wood effect laminate worktops to complement. The dining area enjoys double doors giving direct access to the rear garden. There is a separate lounge with traditional working coal fire and mantle.

There are two double bedroom located on the ground floor, both of which are serviced by the ground floor family bathroom which incorporates a corner bath with overhead shower, wash hand basin and wc with fully tiled walls and flooring. There are a further two double bedrooms and shower room located on the first floor. Bedroom one benefits from a spacious dressing area.

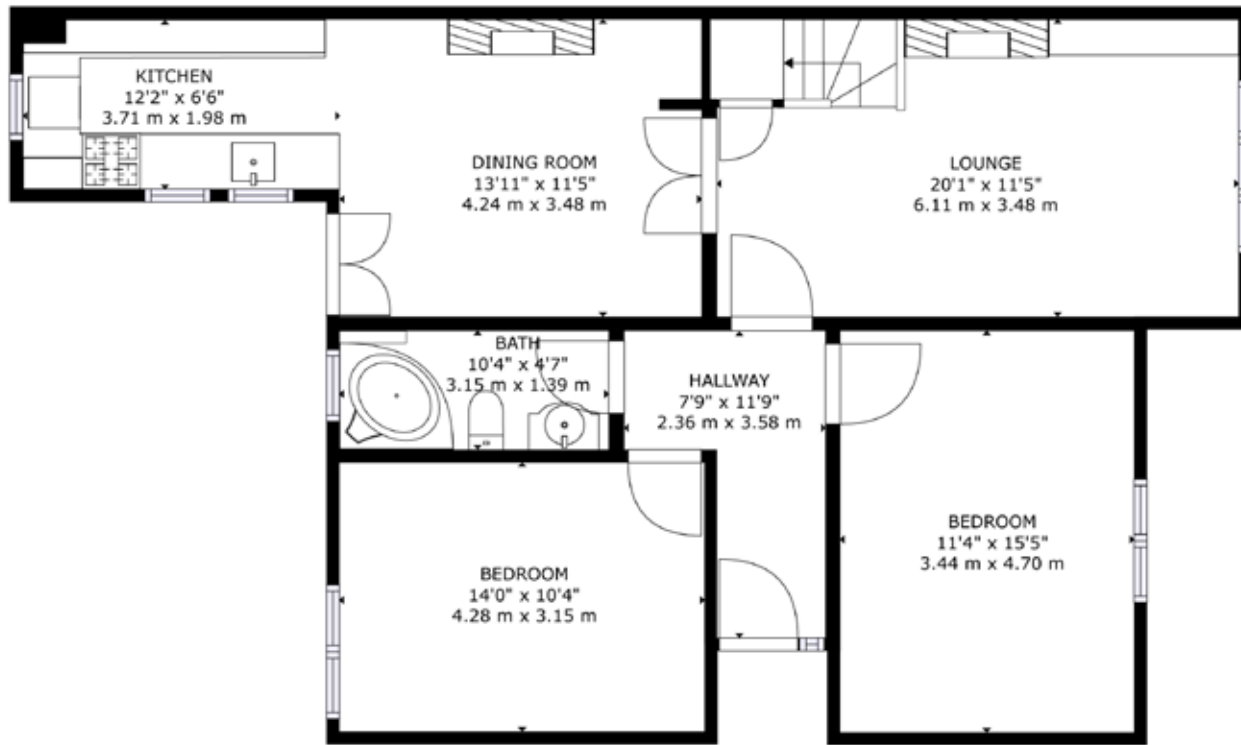
The rear garden enjoy a patio area ideal for outside dining with the remainder laid to lawn. The front of the property is shingle with off road parking for two vehicles.



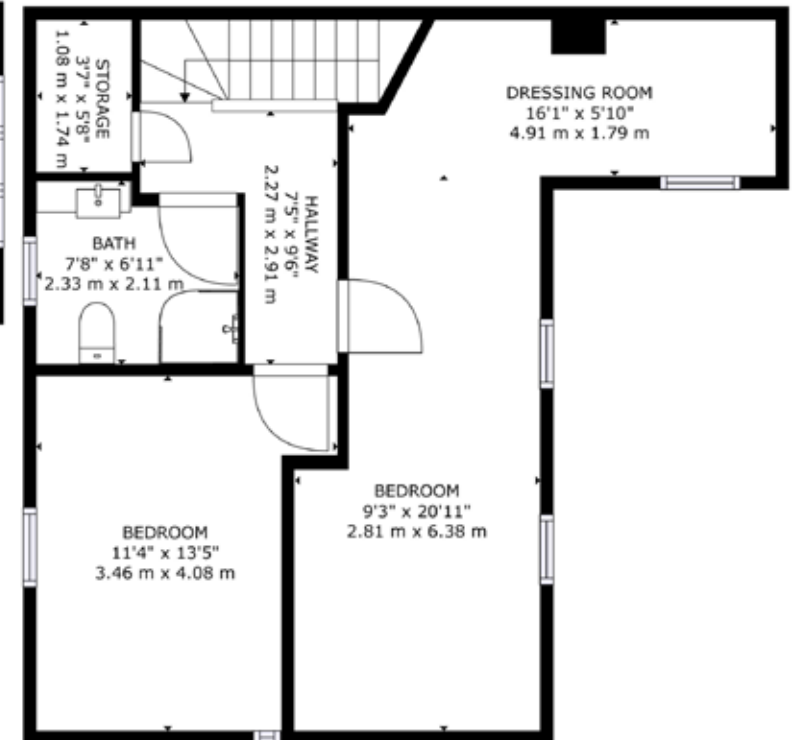
Why Southbourne

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.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 943 sq. ft, 88 m2, FLOOR 2: 562 sq. ft, 52 m2

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...