



1 SCOTTER ROAD  
POKESDOWN  
BH7 6LY

ASKING PRICE  
£135,000  
FREEHOLD

“A unique one bedroom bungalow set within a convenient location close to local amenities, Kings Park playing Fields, bus routes and Pokesdown train station.”

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for every step...

ASKING PRICE - £135,000

Spacious Double Bedroom  
Open-plan Kitchen/ Lounge/Diner  
Private Courtyard  
Modern Kitchen  
Shower Room  
Ideal For Holiday Lets  
Convenient Location

EPC: C | COUNCIL TAX: A | FREEHOLD

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### Why Scotter Road?

Scotter road enjoys a convenient location close to local amenities, bus routes, Pokesdown train station, Kings Park playing fields and nursery along with the premiership AFC Bournemouth football stadium. Southbourne's vibrant high street with its array of shops, restaurants and cafes is also located nearby.

With a spacious open plan lounge / kitchen, a generous double bedroom and shower room with shower, wash hand basin and WC, this unique one bedroom, freehold bungalow provides the ideal investment opportunity for either long term or holiday lets.

### Why Pokesdown & Kings Park?

Kings Park and its adjoining neighbour Pokesdown is home to the premiership team AFC Bournemouth. Many of the properties in this area were built 1890's to 1900. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and playpark for the little ones.

There is also a large nursery for any green fingered enthusiasts. With good transport links, it is an ideal location for those that need to commute. The hustle and bustle of Southbourne high-street is just a short distance.

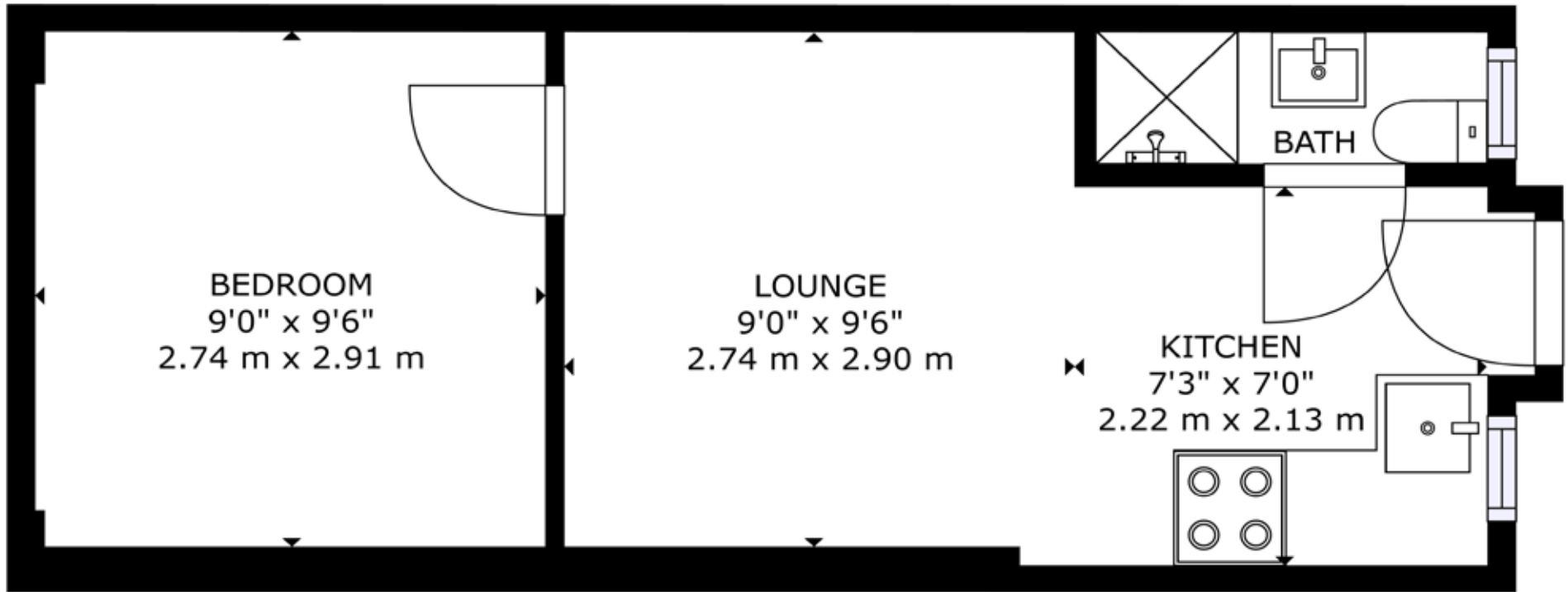




## Why Southbourne?

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 cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.





GROSS INTERNAL AREA  
FLOOR 1: 249 sq. ft, 23 m<sup>2</sup>  
TOTAL: 249 sq. ft, 23 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

**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...