



28A LEAPHILL ROAD  
POKESDOWN  
BH7 6LU

OFFERS IN EXCESS OF  
£365,000  
FREEHOLD

“ A three bedroom semi detached house with scope to modernise, close to local amenities and Southbourne high street”

**Winkworth**

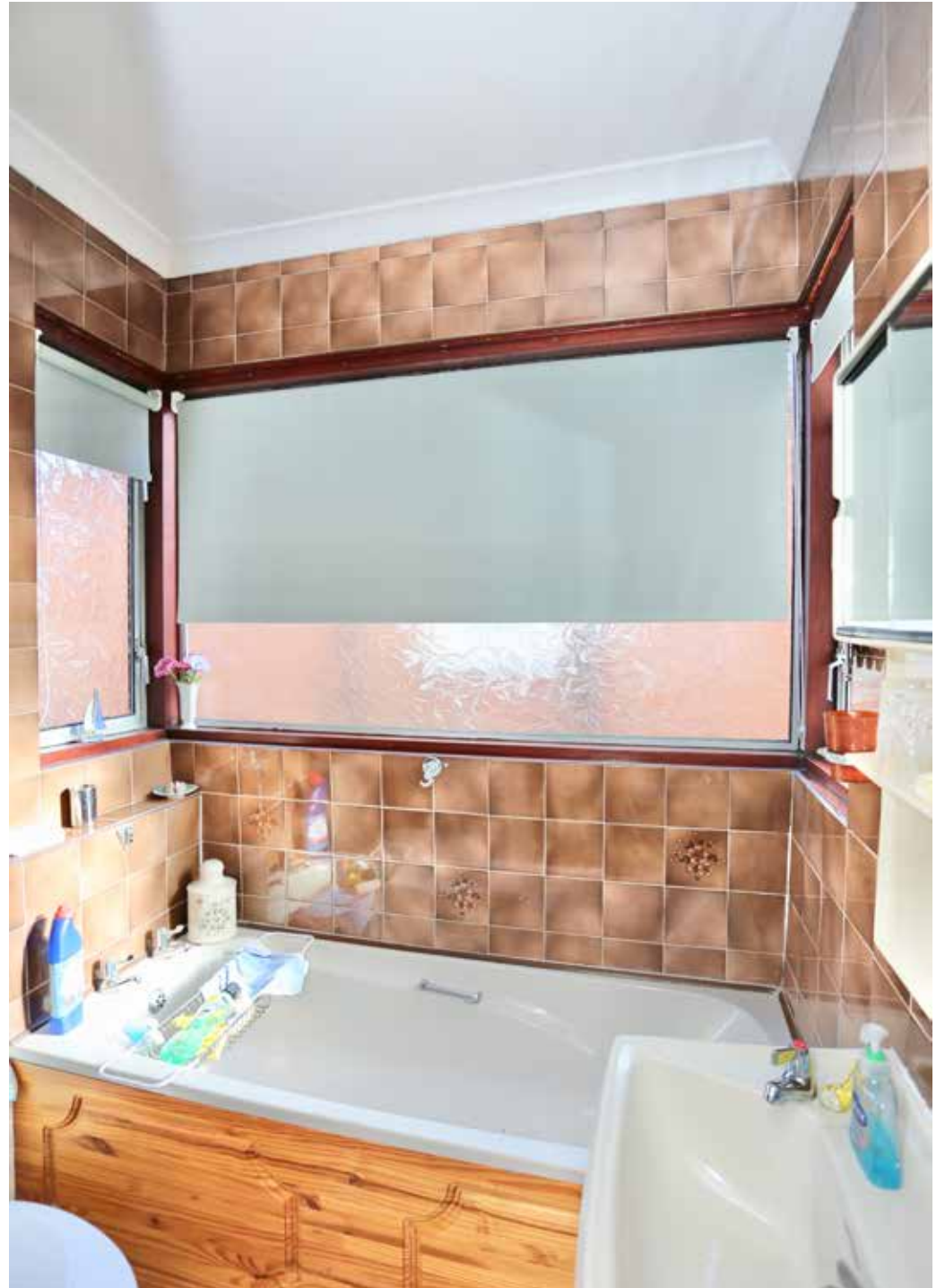
for every step...

OFFERS IN EXCESS OF £365,000

Scope To Modernise  
Three Double Bedrooms  
Two Receptions  
Spacious Lounge  
Private Garden  
Formal Dining Room  
Garden Storage with Electrics

EPC: E | COUNCIL TAX: C | FREEHOLD |  
01202 434365  
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## Why Leaphill?

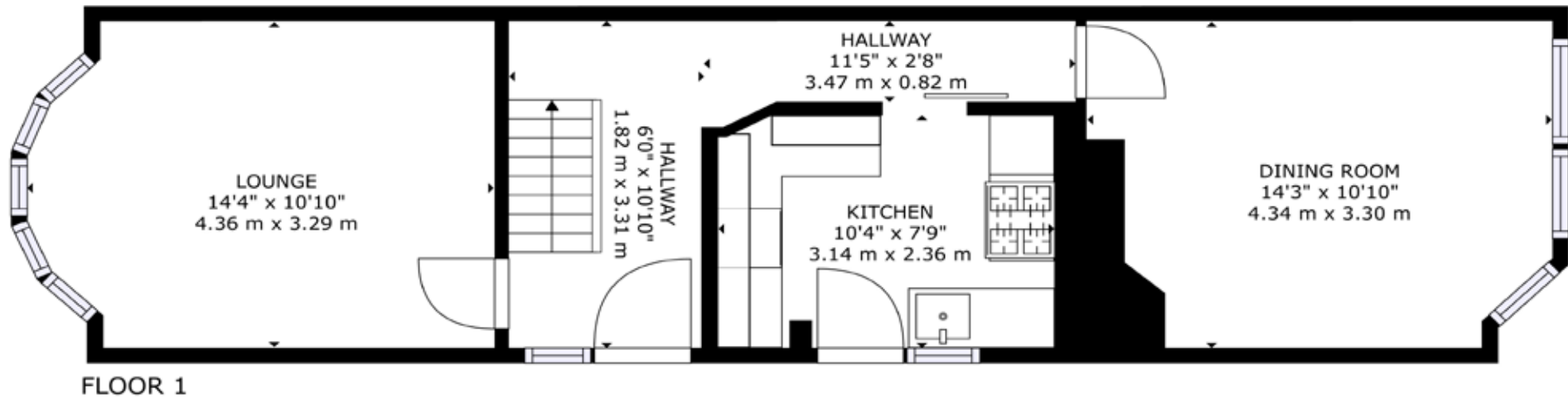
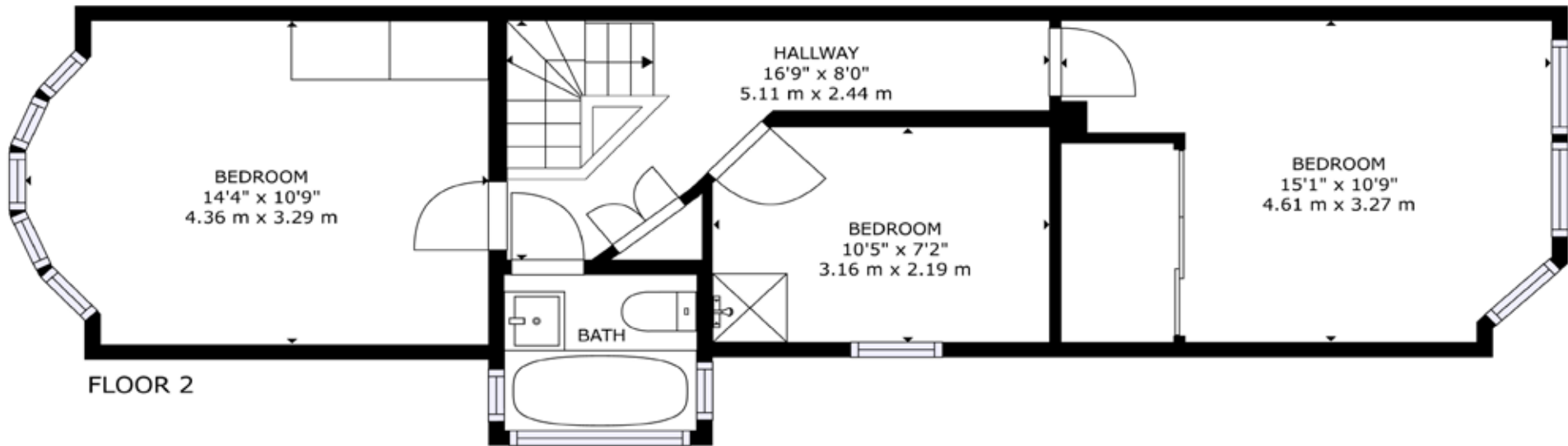
Leaphill is conveniently located close to local amenities, bus routes and Pokesdown train station. Southbourne high street is less than a mile away with an array of independent cafes, restaurants and convenience shops. Southbourne clifftops are approximately 1 mile away where you can take in the breathtaking views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag and be greeted with miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks.

This three double bedroom, two reception room, semi detached house offers scope to modernise to create your dream home. The kitchen includes a range of storage cupboards, integrated hob with overhead extractor, space and plumbing for washing machine and fridge / freezer. A double glazed door

provides side access to the property. There are two generous reception rooms, one to the front and one to the rear of the property.

Located on the first floor are three double bedrooms, serviced by the family bathroom with bath, wash hand basin and wc. The fully enclosed rear garden has permission to install a gate providing direct access to Kings Park. Adjacent to the rear of the property, a patio area offers the ideal space for al fresco dining, astro turf leads to a concrete shed with power and light along with a greenhouse for any grow your own enthusiasts.

The front of the property is accessed via a gate with a paved pathway.



**GROSS INTERNAL AREA**  
 FLOOR 1: 493 sq. ft, 46 m<sup>2</sup>, FLOOR 2: 506 sq. ft, 47 m<sup>2</sup>  
 TOTAL: 999 sq. ft, 93 m<sup>2</sup>

SIZES 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...