



19 LEAPHILL ROAD,  
POKESDOWN,  
BH7 6LS

FREEHOLD  
OFFERS IN EXCESS OF  
£350,000

“A spacious, two  
double bedroom, two  
reception room, semi  
detached home with  
a large, south facing  
rear garden, less than  
a mile to Southbourne  
high street”





OFFERS IN EXCESS OF £350,000

Two Double Bedrooms  
Spacious Kitchen  
Separate Lounge / Dining Room  
Modern Bathroom  
Expansive Rear Garden  
Scope To Extend STTP  
Double Glazed Sash Windows  
No Forward Chain

EPC: E | COUNCIL TAX: C | FREEHOLD

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## Why Leaphill Road?

Leaphill Road is conveniently located close to local amenities, Kings Park playing fields and AFC Bournemouth stadium. There are excellent transport links to Bournemouth and Christchurch along with Pokesdown train station for anyone looking to commute. It is also sits within catchment to excellent primary and secondary schools and is less than a mile to Southbourne high street. The high street has been rejuvenated in recent years and includes a range of independent cafes, bars and restaurants. The cliff tops are a mile away where you can admire the panoramic views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag and you will find miles of golden sandy beach and a promenade thats stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side cafes, bars and restaurants to take in along the way, whatever you decide, there is something for everyone to enjoy.

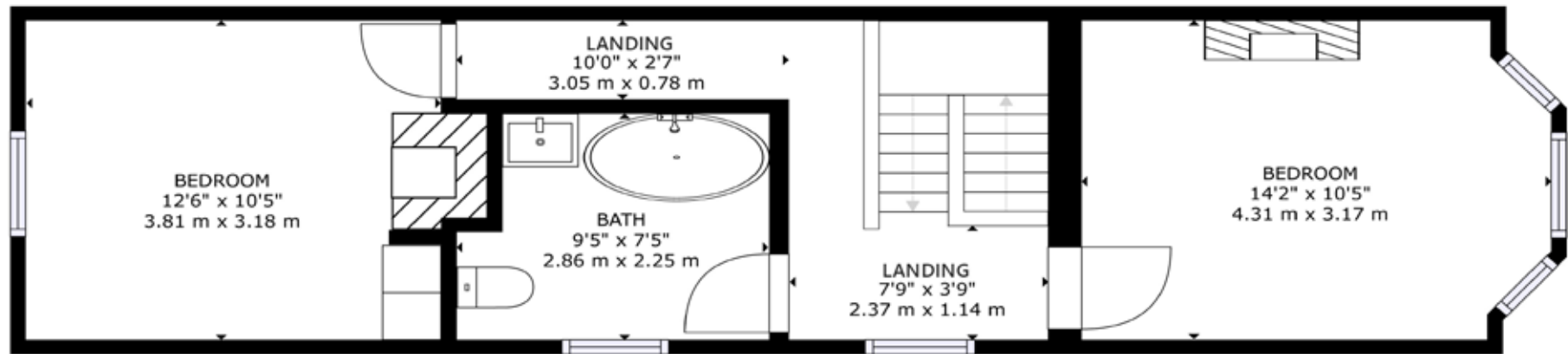
This two double bedroom, semi detached house is well presented throughout. The kitchen is well equipped with a range of cabinets, integrated oven with space and plumbing for dishwasher / washing machine and fridge freezer. The lounge is at the front of the property and enjoys a feature bay with sash windows. The dining room has double doors providing direct access to the rear garden.

Both bedrooms are double in size and serviced by the family bathroom which incorporates a freestanding roll top bath with over head shower, wash hand basin and wc.

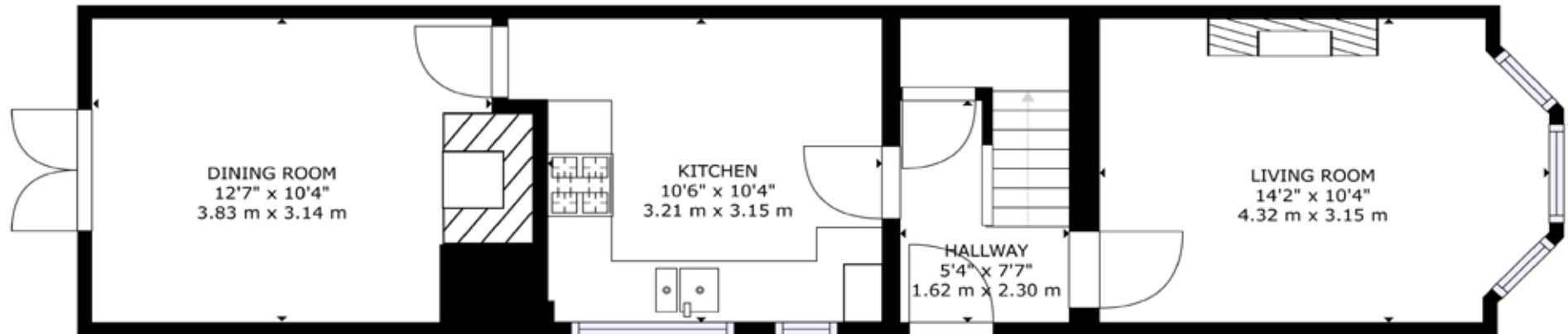
Outside, the garden is fully enclosed with a decked area adjoining the rear of the property, ideal for outside dining with the remainder laid to lawn. At the rear of the garden is a useful timber storage shed.







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 467 sq. ft, 43 m<sup>2</sup>, FLOOR 2: 472 sq. ft, 44 m<sup>2</sup>  
 TOTAL: 939 sq. ft, 87 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 don't 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.”

