



31 SUNNYLANDS
AVENUE
BOURNEMOUTH
BH6 4HH

FREEHOLD
GUIDE PRICE
£600,000-£625,000

“A deceptively
spacious, three / four
bedroom detached,
chalet style house with
garage and off road
parking less than a
mile to Hengistbury
Head nature reserve”

Winkworth

for every step...

GUIDE PRICE £600,000-£625,000

Three / Four Bedrooms
One / Two Reception Rooms
Off Road Parking
Garage
Sought After Location
Excellent School Catchment

EPC: C | COUNCIL TAX: C | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Sunnylands Avenue?

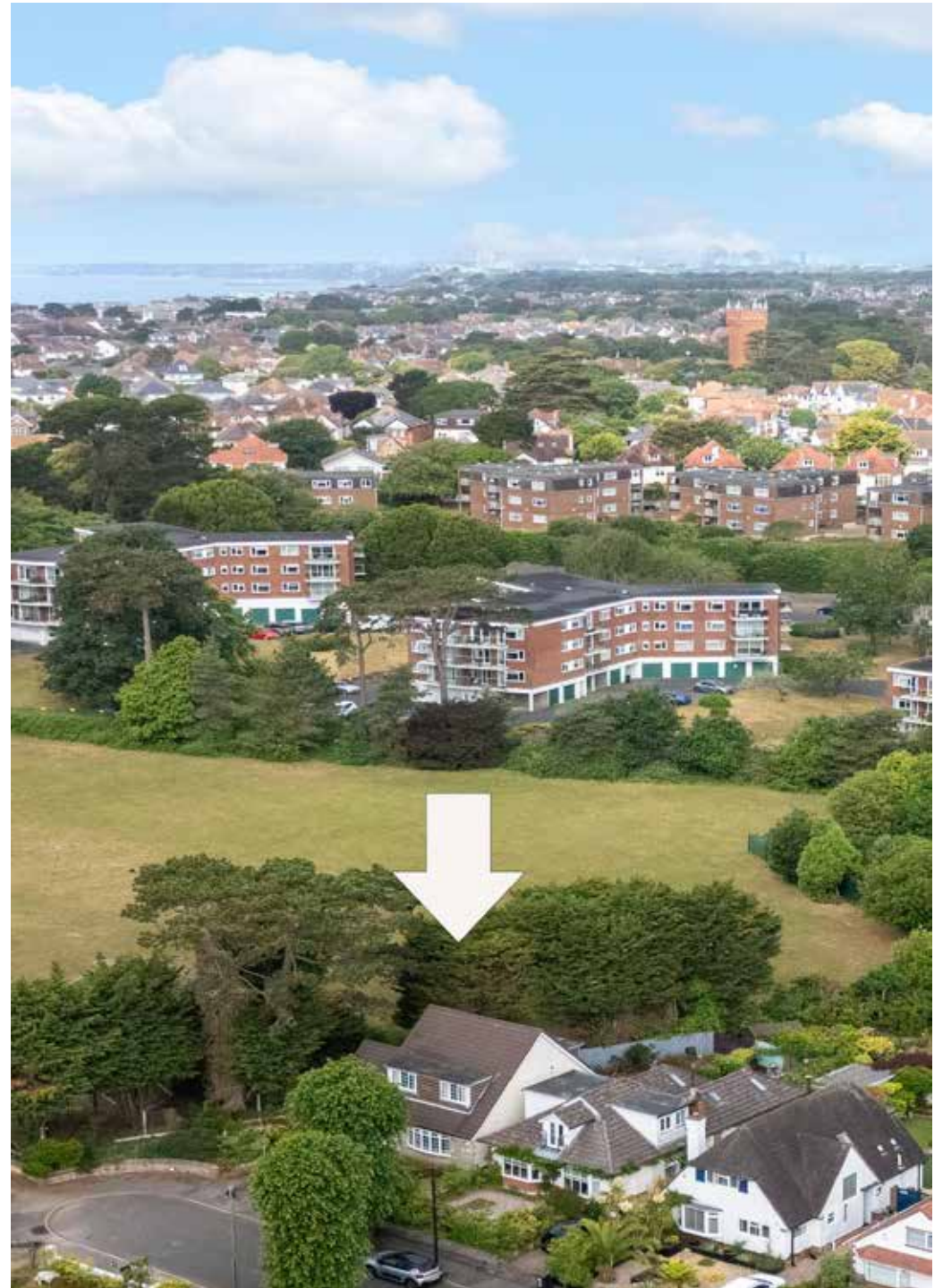
Sunnylands Avenue is set within the highly sought after Hengistbury Head. This desirable location is home to Hengistbury Head nature reserve, known not only for its wide variety of habitats including heathland, grassland, scrub, woodland, freshwater wetland and coast land but also for its internationally 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. Southbourne is approximately a mile and a half away. The high street has been rejuvenated in recent years to include a number of independent cafés, restaurants and convenience shops. Excellent transport links to Bournemouth and Christchurch along with Pokesdown train station for anyone looking to commute.

On entering, you are greeted with a spacious open plan lounge / dining room which is light and airy and flooded with natural light. The dining area leads through to the kitchen which has been fitted with a range of cabinets with integrated hob and mid height oven with space and plumbing for further appliances. There is a further reception room with direct access to the rear garden which could be used as a fourth bedroom.

Upstairs, there are double bedrooms with the primary enjoying fitted furniture. The family bathroom incorporates a bath, separate walk in shower, wash hand basin and wc, complemented with stylish wall and floor tiles.

Outside, the garden offers a good degree of seclusion and is mainly laid to lawn with a vegetable patch to the rear for any grow your own enthusiasts.

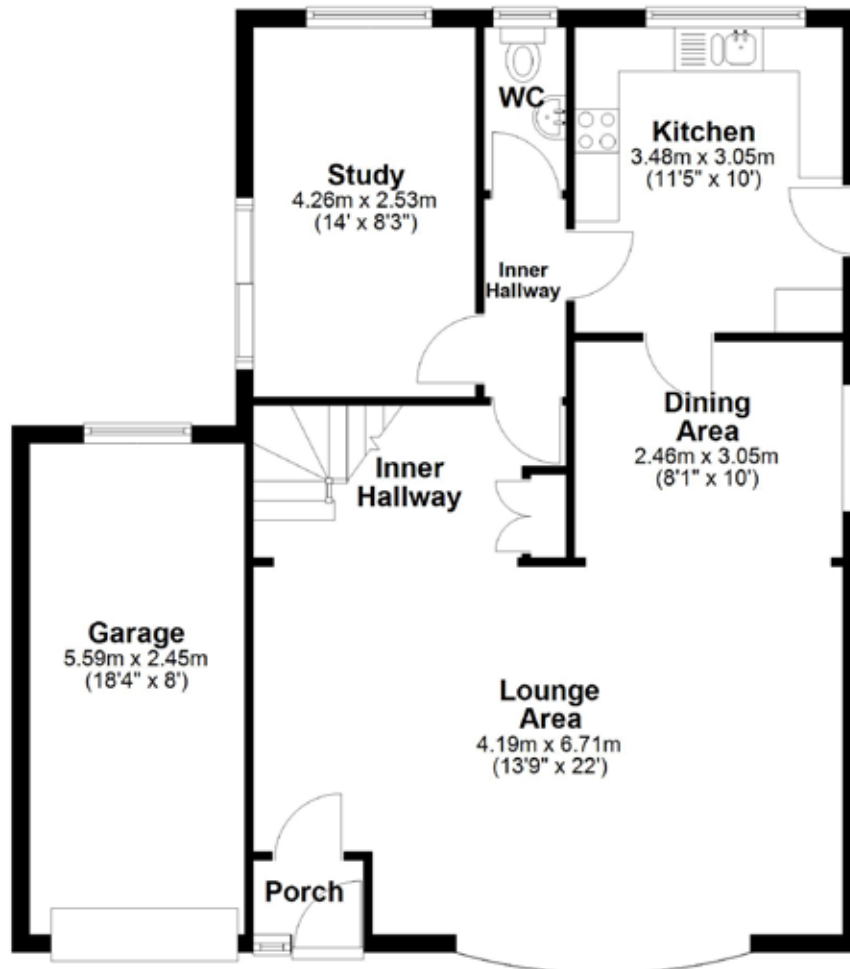






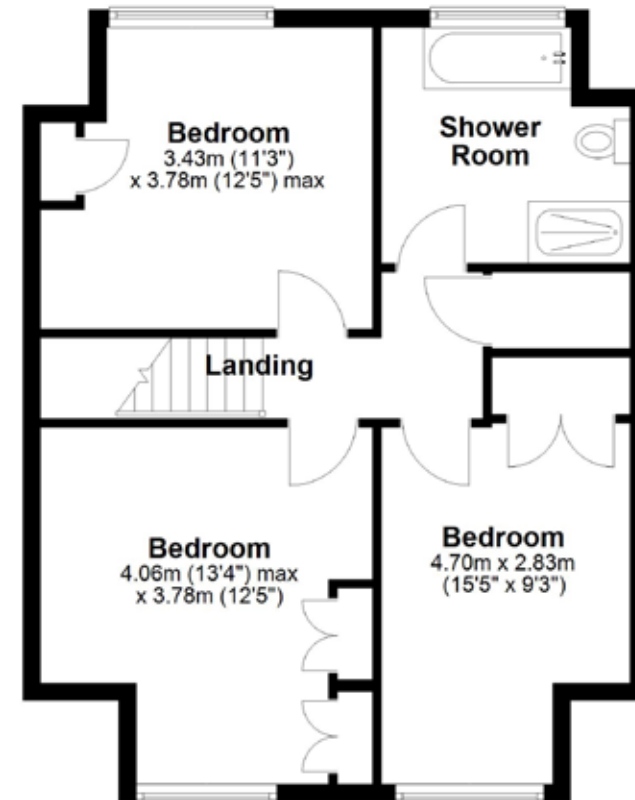
Ground Floor

Approx. 84.0 sq. metres (904.7 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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