



10 HORSA ROAD
SOUTHBOURNE
BH6 3AL

FREEHOLD
GUIDE PRICE
£750,000 - £775,000

“An extended, four
bedroom detached
family home with
off road parking and
garage set within a
sought after location
just 750 metres to
Southbourne beach”

Winkworth

for every step...

GUIDE PRICE £750,000 - £775,000

Four Bedrooms
Extended Family Home
Modern Kitchen
Garage
Off Road Parking
750 Meters to Southbourne Beach
Large Garden

EPC: C | COUNCIL TAX: D | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Horsa Road?

Horsa Road enjoys a peaceful location less than a mile to Southbourne high street which has been rejuvenated in recent years to include a number of independent shops, cafés, restaurants and bars. There are excellent transport links to Christchurch and Bournemouth along with Pokesdown train station for anyone looking to commute. Southbourne beach is approximately 750 metres away where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. The promenade stretches from Hengistbury Head to Sandbanks with a range of water sports available by Boscombe Pier along with a number of beach side restaurants and cafés to take in along the way. Southbourne bowling club and tennis courts are 210 metres away along with a play park and the water tower.

This four bedroom detached family home has been extended to make a large dining / day room with direct access to the rear garden and opening though to the kitchen which is well equipped with a range of modern cabinets with integrated appliances and views over the well maintained garden. There is a further reception room to the front of the property.

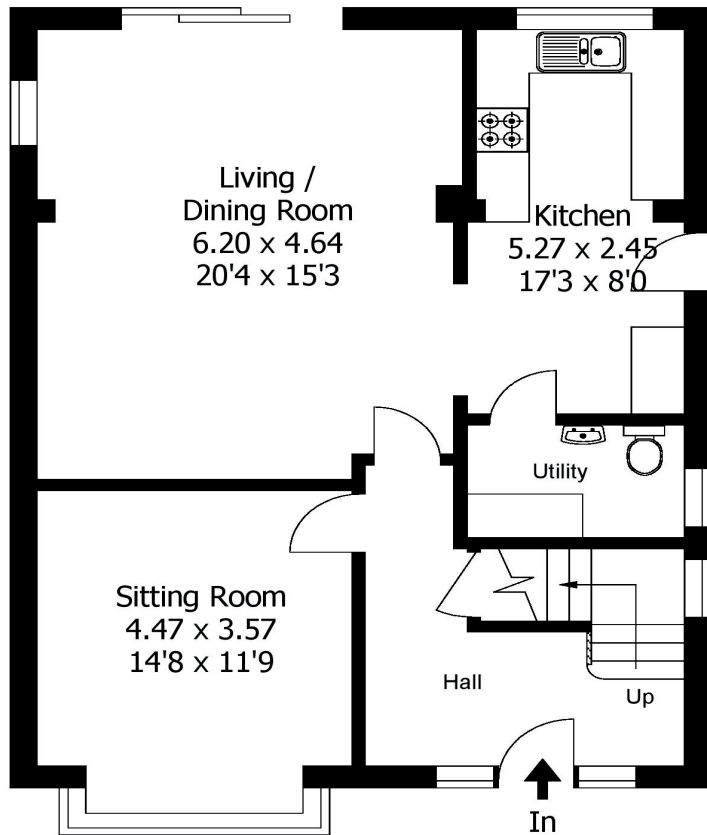
There are four bedrooms on the first floor with the primary benefiting from an en-suite shower room. The family bathroom includes a bath with over head shower, basin and wc.

Outside, the generous rear garden is well maintained, a large patio provides the ideal space for outside dining with the remainder laid to lawn. Mature trees and shrubs offer a good degree of seclusion. To the front of the property there is off road parking for three vehicles leading to a garage.

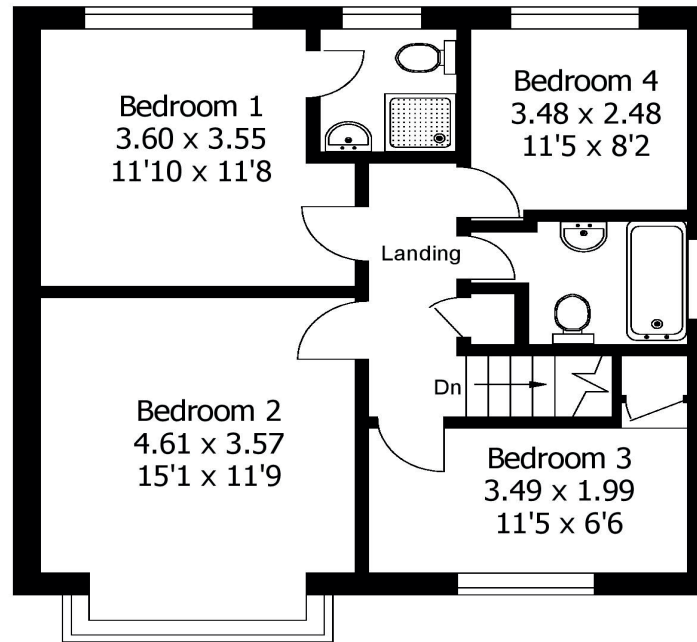


Approximate Gross Internal Area :- 132 sq m / 1421 sq ft

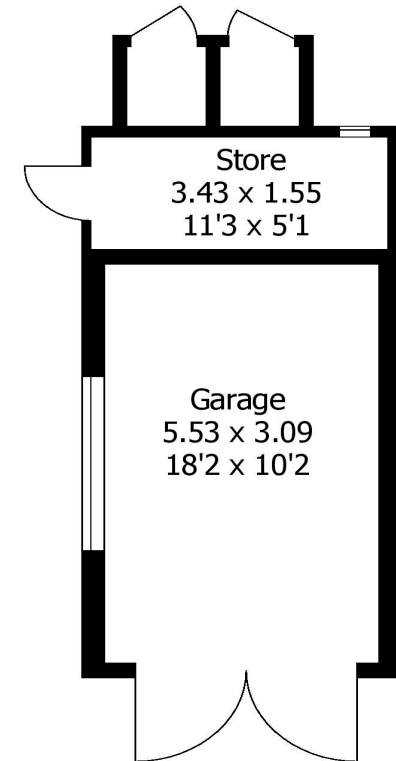
Garage / Store Approximate Gross Internal Area :- 25 sq m / 273 sq ft



Ground Floor



First Floor



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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“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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