



75 HARLAND ROAD  
BOURNEMOUTH  
BH6 4DW

FREEHOLD  
GUIDE PRICE  
£1,100,000-£1,250,000

“A beautifully presented ‘turn key’ four double bedroom, three reception room, detached family home with ample off road parking and garage, just 300 metres to Southbourne beach”

**Winkworth**

for every step...

GUIDE PRICE £1,100,000 - £1,250,000

Four Bedrooms  
Two Reception Rooms  
Modern Open Plan Kitchen / Dining / Day Room  
Garden Room  
Off Road Parking For Several Vehicles  
Garage  
Sought After Location  
300 Metres To Southbourne Beach

EPC : D | COUNCIL TAX: E | FREEHOLD  
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## Why Harland Road?

Harland Road is conveniently located yet nestled away less than 300 metres to Southbourne Beach which enjoys miles of golden sand and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available nearby with numerous beach side bars and restaurants where you can sit and admire the panoramic views from the Isle of Wight to Old Harry Rocks. Harland Road is within excellent school catchment for St Katherine's primary school and St Peters secondary school and sixth form. Both the historical town of Christchurch and Southbourne are less than two miles away with a range of independent cafés, bars, micro breweries, shops and convenience stores. There are excellent transport links from to Christchurch, and Bournemouth and Pokesdown train stations for anyone looking to commute.

This exceptional family home has undergone extensive modernisation by its current owners which includes a modern family / dining / day room which is flooded with natural light and wooden flooring running throughout. The modern kitchen incorporates a range of cabinets, integrated appliances, and a range-master style cooker with stylish counter tops to complement. This light and spacious area provides ample space for dining and lounge furniture with two sets of double doors giving direct access to the rear garden. There are a further two reception rooms, utility room and shower room also located on the ground floor.

All bedrooms are double in size and serviced by the family bathroom which includes a bath with overhead shower and glass shower screen, wash hand basin and wc with fully tiled walls and flooring.

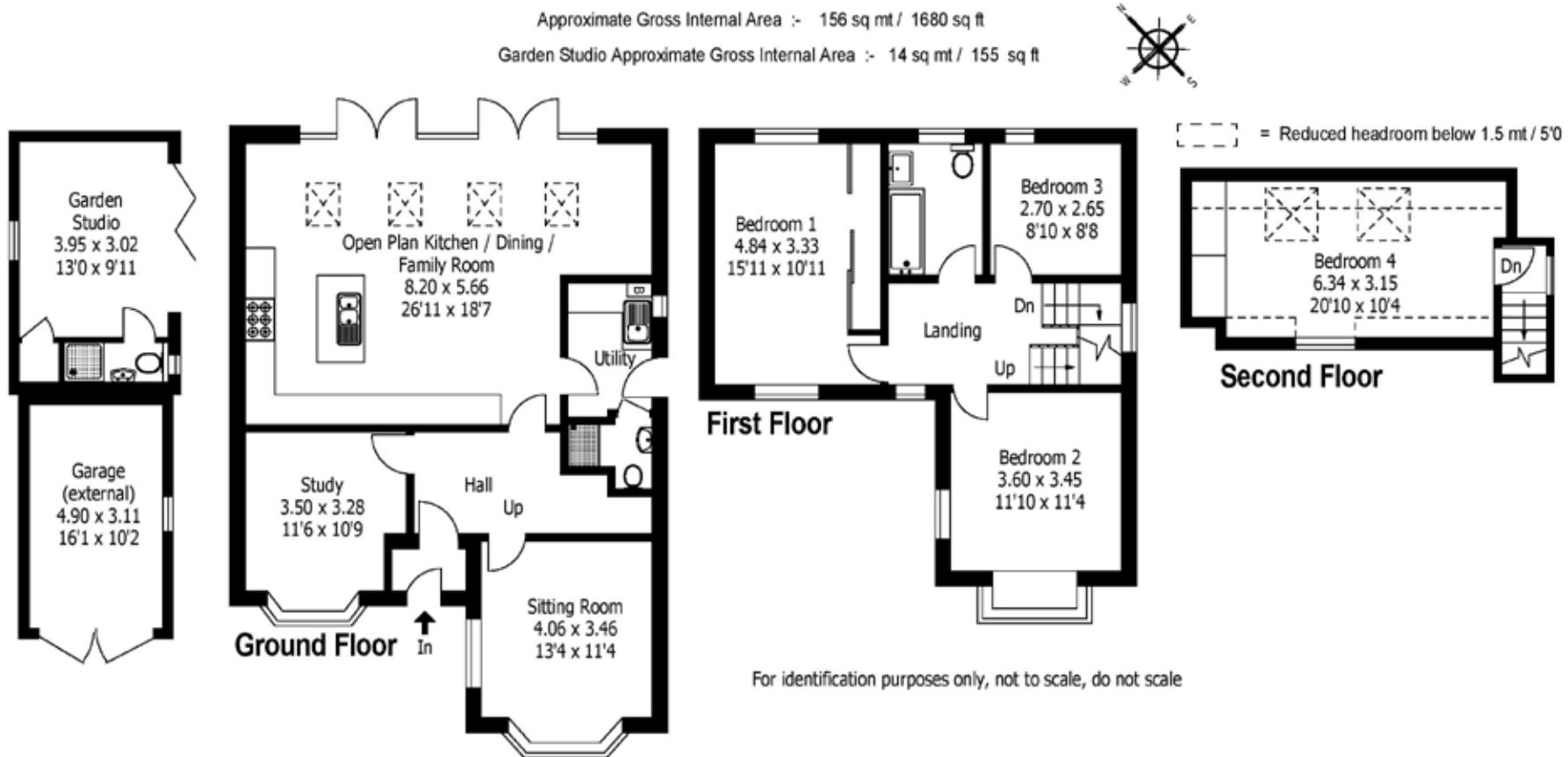
Outside, there is a large patio area adjoining the rear of the property providing the ideal space for outdoor entertaining and hot tub. Mature shrubs provide a good degree of seclusion with the remainder laid to lawn.

There is detached garage and garden room which benefits from an en-suite shower room, underfloor heating and Wifi while the front of the garage has been retained for storage. The block paved driveway to the front of the property provides off road parking for several vehicles with an electric car charger, double gates to the left hand side and a single gate to the right hand side.









**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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