



9 Brightlands Avenue, Hengistbury Head,  
Bournemouth, Dorset, BH6 4HG

Guide Price **£650,000**



Bedrooms



Living



Bathroom



Parking & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# An excellent opportunity in a great location!

AN EXCELLENT OPPORTUNITY TO PURCHASE A THREE BEDROOM DETACHED HOME LOCATED WITHIN A HIGHLY SOUGHT AFTER ROAD AND OFFERING EXCELLENT FURTHER POTENTIAL.

This three-bedroom detached home is located within a highly sought after road, just a short walk from Tuckton Tea Gardens and The River Stour with its riverside walks leading to Hengistbury Head and Christchurch Harbour beyond.

Whilst presented in fair condition and benefitting from gas central heating and majority double glazed windows, the property would benefit from some updating and with many neighbouring homes having been extended, in our opinion it offers an excellent opportunity to personalise and/or extend a home to taste (STPP).

Entering the property a good-sized hallway has stairs to the first floor and doors to all ground floor rooms.

The living room overlooks the front of property via a sizeable bay window and has a period style fireplace with living flame effect fire.

To the rear of property there is a second reception room, currently arranged as generous dining room. This has a single door leading out to an old sunroom which does require renovating or could be removed to enable a more formal extension.

Adjacent to the dining room there is a separate kitchen, a door from the kitchen leading to a rear vestibule with a laundry room and WC.

Moving up to the first floor an attractive landing leads to all three bedrooms, a bathroom and separate WC.

The master and second bedrooms both make for excellent double rooms with bedroom three making for a large single room, or potentially a small single.

The bathroom has a full-sized bath with an electric shower over and a hand wash basin. There is a rear aspect frosted window and a built-in cupboard housing the gas boiler. The separate WC is set adjacent to the bathroom which gives scope to 'knock these two rooms through' to create a larger family bathroom if required (subject to building regulation approval).

Outside, the front garden is enclosed by low level walling and laid to crazy paving with abutting flower/shrub borders. A dropped kerb leads to a driveway offering parking for 2 cars and leading to an attached single garage.

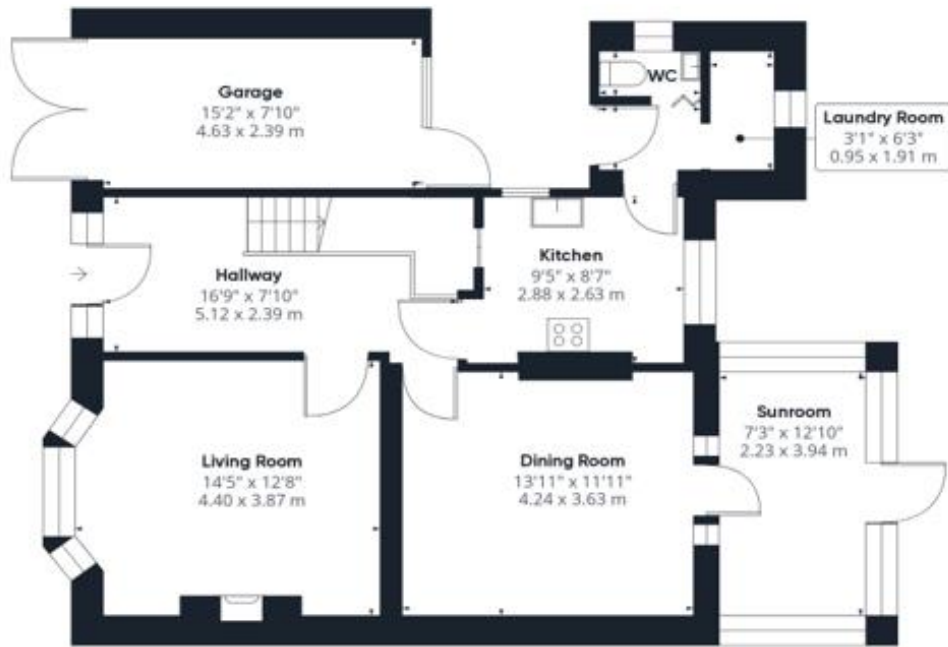
The rear garden is mainly laid to lawn with a patio abutting the rear of the home and mature hedges/shrubbery giving a good deal of seclusion.

An excellent opportunity we anticipate strong demand for this home hence early enquiry and viewing will be essential - please call us to make your appointment.

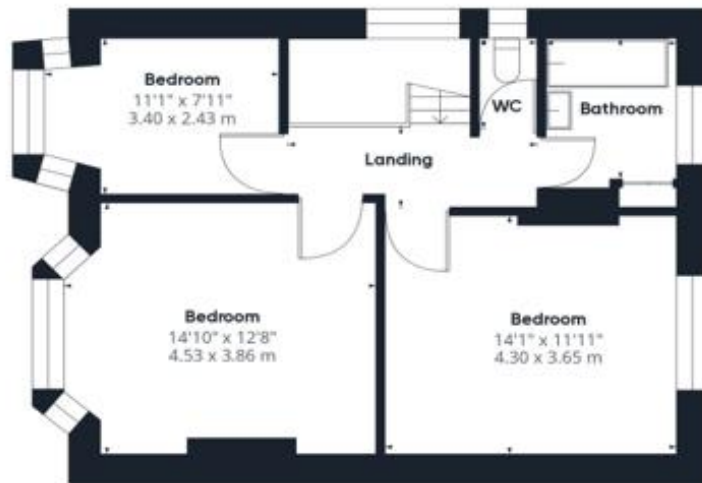
NB: There are signs of some structural movement within this property of which our client has not investigated nor had surveyed. This may or may not prove to be problematic/ongoing, but purchasers should be aware of this fact when placing an offer and will need to make their own investigations before exchanging contracts.



**KEY POINTS**  
Great location  
Excellent opportunity  
Detached house  
Three bedrooms  
Two reception rooms  
Drive and garage



Ground Floor



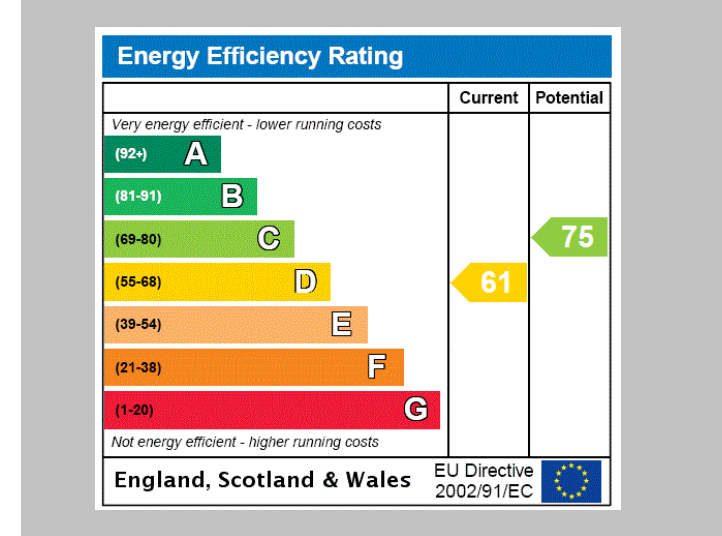
Approximate total area<sup>(1)</sup>

1378.2 ft<sup>2</sup>  
128.04 m<sup>2</sup>



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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