



6 Brightlands Avenue, Hengistbury Head,
Bournemouth, BH6 4HG

Asking Price **£925,000**



4

Bedrooms



2

Living



2

Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A superbly presented and well located home that must be seen!

THIS EXTENDED DETACHED HOME IS WONDERFULLY LOCATED CLOSE TO THE RIVER STOUR AND HENGISTBURY HEAD. SUPERBLY PRESENTED THROUGHOUT IT WOULD MAKE A SUPERB FAMILY HOME, INTERNAL VIEWING IS A MUST!

This wonderful detached home is well located within a popular road giving easy access to the River Stour at Wick, Hengistbury Head and local beaches.

Having been extended, the property offers spacious accommodation to include four bedrooms served by two bathrooms, an open plan kitchen/dining/day room, a formal lounge, and a second reception which is currently arranged as a child's playroom.

Updated and modernised by the current owners, it is superbly presented making it an absolute must see home!

Entering the property a spacious hallway offers space for coats and shoes, and features attractive wood parquet flooring with a period staircase leading to the first floor having a Ground floor WC beneath.

Overlooking the front of property via a bay window, a formal lounge offers room for several sofas and features a log burner, making a lovely snug sitting space.

To the rear of property there is a superb kitchen/dining/day room which again features wood parquet flooring and has bi-folding doors leading on to the rear gardens. There is ample room for a dining table and sofa, plus a superb fitted kitchen featuring a breakfast bar with room for several stools.

Accessed from the kitchen there is a versatile second reception room which overlooks the rear garden. This is currently arranged as a child's playroom but could equally make a formal dining room, second sitting room, large

home office or similar. A door leads from this room to a utility/store room which in turn leads to an integral garage.

Moving up to the first floor and attractive landing leads to all four bedrooms and the family bathroom.

The beautiful master bedroom overlooks the front of property via a bay window and boasts a wonderful en-suite, featuring a freestanding bath set beneath a bay window with fitted shutters, a walk in shower with wet floor, wc and hand wash basin set within a vanity storage unit.

Bedrooms two and three make for comfortable double rooms with bedroom four making a generous single or smaller double room. These are served by the family bathroom which has a full-sized bath with shower over.

Outside, the front of property is partly enclosed by low level walling lain to lawn with bordering shrubbery and a pathway leading to the front door. A dropped kerb leads to a driveway providing off road parking and giving access to the integral garage.

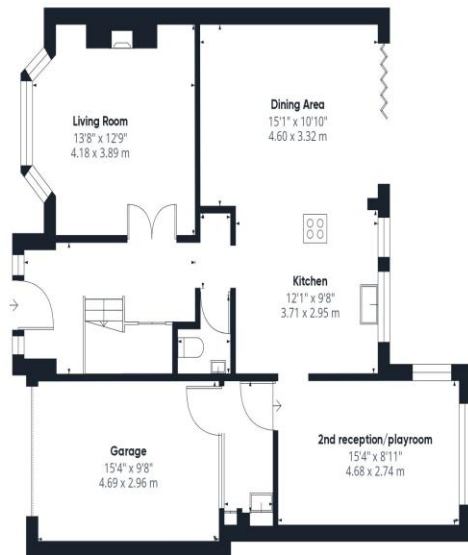
The rear garden features a patio area abutting the rear of property and accessible via the kitchen/dining/day room bi-folding doors. This provides a pleasant seating area and currently houses a hot tub (not included) with a fitted outside shower adjacent. The remaining gardens are mainly laid to lawn with a wooden storage shed to the rear, and a second patio to the Northwest boundary, laid to capture the last of the afternoon/evening sun.

A superb location, spacious and beautifully presented accommodation, this home has it all! Please call us to arrange your inspection, we feel sure you won't be disappointed.

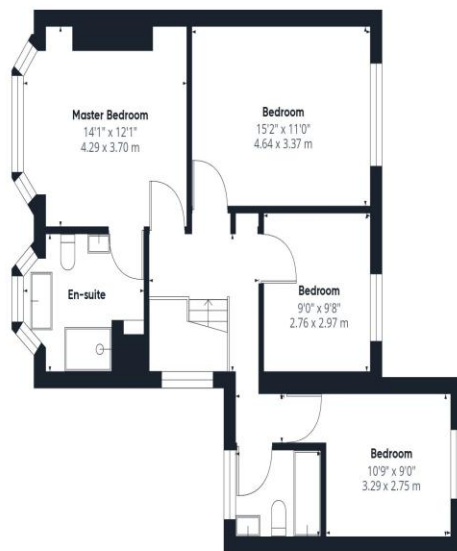


KEY POINTS

- Sought after location
- Extended detached home
- Four bedrooms
- En-suite and family bathroom
- Open plan



Ground Floor



Floor 1

Approximate total area¹⁸

1659.75 ft²
154.2 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

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