



Kestrel, 37 Dalmeny Road, Hengistbury
Head, Bournemouth, Dorset, BH6 4BW

Guide Price **£900,000**



3

Bedrooms



1

Living



3

Bathroom & Ensuite



Drive and store



EST
1992

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A modern 'beachside' home offering wonderful views!

THIS MODERN DETACHED HOME IS WONDERFULLY LOCATED JUST A FEW YARDS FROM SANDY BEACHES AND FEATURING FIRST FLOOR LIVING SPACE WITH TWO BALCONIES IT OFFERS MAGNIFICENT SEA VIEWS.

Kestrel is a stunning detached home set in an enviable location backing on to Southbourne's Coast Road, a position which gives superb sea views and easy, level access to the areas golden sandy beaches which are set just a few yards away.

Designed to take full advantage of this wonderful location the property features first floor living space which has a dual aspect and twin balconies giving a stunning panorama across to the Isle Of Wight in the East and The Purbecks in the West.

Constructed in only recent years the property benefits from the remainder of a ten-year builders warranty and is naturally modern throughout making a great proposition for purchasers seeking low maintenance, or a lock up and leave 'beachside' residence.

Entering the property a hallway has doors leading to all bedrooms and a family bathroom with stairs to the first floor having storage beneath.

All three bedrooms make double rooms and feature French doors leading on to either the front or side gardens whilst giving sea views. The master and second bedrooms both have en-suite shower rooms with the master also having a walk-in wardrobe/dressing area.

Bath and shower rooms all boast high quality sanitary ware featuring heated towel rails, illuminated vanity mirrors and vanity storage with walls and floors having been fully tiled using Porcelanosa tiles.

The first floor is dedicated to living space. A magnificent open plan room featuring vaulted ceilings and two balconies set to the South and East side of the building giving wonderful sea and coastal views whilst bringing good natural light to the room. The recessed kitchen area is well fitted providing good working space and a breakfast bar, complete with an integrated washing machine, dishwasher, separate under-counter fridge and freezers, a single fan assisted oven and induction hob with an extractor over,

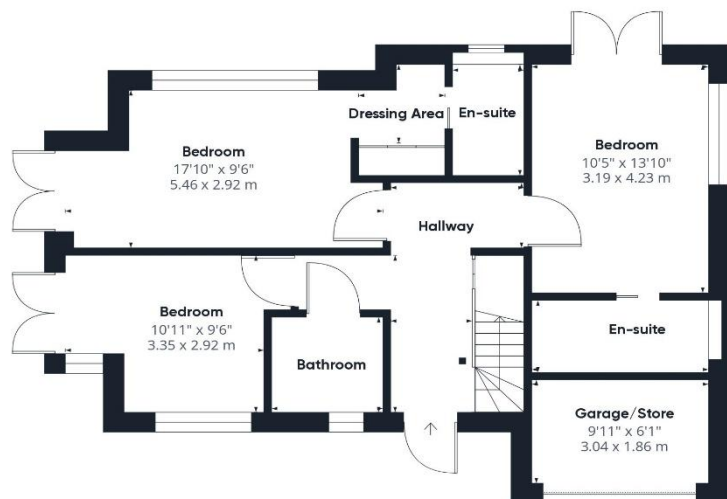
Externally an attractive brick paviour driveway accessible from Dalmeny Road provides off road parking for two cars and gives access to an integral store which is served by an electric roller door and ideal for bikes/ sports equipment.

Gardens wrap around the property and are enclosed by low level walling and picket fencing. There gardens offer areas of lawn, very well stocked shrub beds, and South facing patio areas giving plenty of room to lounge, dine, and enjoy this beautiful location. A path and gate leads directly from the gardens on to the Coast Road, which in turn gives access to cliff tops and sandy beaches which are only a few yards away.

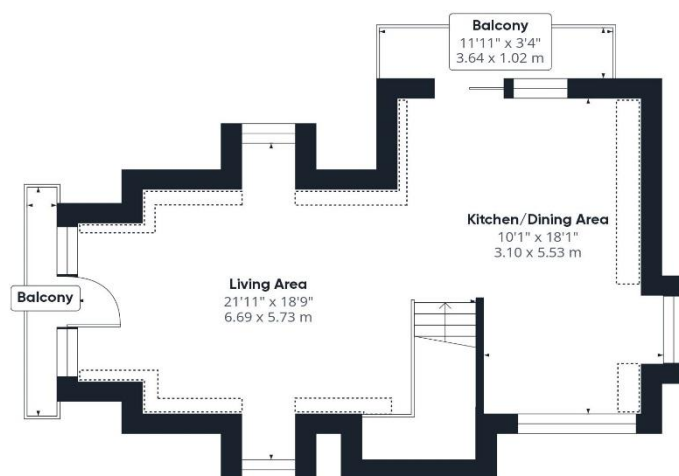


KEY POINTS

Stunning nearly new home
Sea and Coastal views
First floor living space
South and Easterly balconies
Three ground floor bedrooms
Yards from sandy beaches



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1228.82 ft²

114.16 m²

Reduced headroom

49.64 ft²

4.61 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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