

14 Dalmeny Road, Hengistbury Head,
Bournemouth, Dorset, BH6 4BN

Offers Over
£1,000,000



Bedrooms



Living



Bath/shower rooms



Driveway & Garage



EST
1992

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A substantial home offering excellent further potential!

THIS SUBSTANTIAL DETACHED PROPERTY IS SET ON AN ELEVATED AND GENEROUS PLOT JUST A SHORT WALK FROM LOCAL BEACHES. OFFERING EXCELLENT SEA VIEWS AND POTENTIAL TO IMPROVE OR FURTHER EXTEND (STPP) THIS IS A GREAT OPPORTUNITY WITHIN A HIGHLY SOUGHT AFTER LOCATION.

The property has been loosely arranged and used as two apartments, both of which have their own heating and council tax bandings, but in our opinion the property would easily 'convert' back to a substantial coastal home.

Sit on an elevated plot and being just a short walk from clifftops, the property offers sea views from all South/Front facing windows to include the ground floor.

The property is presented in fair condition and benefits from double glazing to most rooms. It would though benefit from updating with the plot also giving potential for further extension if required (STPP). It does therefore offer excellent further potential and the opportunity to create a bespoke and spacious coastal home.

Entering the property a large hallway retains many original features and features an attractive staircase leading to the first floor making for a grand and very welcoming entrance.

The ground floor offers two reception rooms, a wet room, and a separate kitchen leading to a utility and storeroom. The front/second reception is currently arranged as a bedroom and the

ground floor used as a one-bedroom apartment.

Moving up to the first floor there is a kitchen/breakfast room with room for a table, a bathroom with separate shower, and three rooms which are arranged as two double bedrooms and a spacious lounge overlooking the front of property and giving great sea views.

The second/top floor offers two further rooms which are arranged as a double bedroom and second sitting room. The front facing room offers excellent sea views over roof tops with The Isle Purbeck beyond, the rear room again giving an excellent view over roof tops of Christchurch, its harbour, and Hengistbury Head.

Outside, the front is served by a dropped kerb which leads to a driveway giving off road parking for several cars and giving access to an attached double width garage with storeroom to the rear. The remaining front gardens and laid with lawn flower beds and give views of the nearby sea.

The rear gardens are laid with lawn and flower/shrub beds. There is a wooden storage shed, a greenhouse, patio, and decked seating area. Being a wide plot for this location there is plentiful space for most family's needs.

If you are searching for a coastal home, space for a family, a property to improve, or all three then this is a property not to be missed! Internal viewing is essential to appreciate its potential.



KEY POINTS

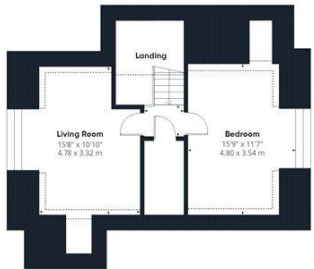
- Excellent coastal location
- Sea Views!
- Elevated and wide plot
- Potential to extend (STPP)
- Accommodation over three floors.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2521 ft²
234.1 m²

Reduced headroom

45 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC TO FOLLOW

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