

68 Harland Road, Bournemouth, Dorset,
BH6 4DW

Guide Price **£750,000**



3

Bedrooms



2

Living



1

Bathroom



Driveway & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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Opportunities like this don't come along often!

AN EXCITING OPPORTUNITY TO PURCHASE A DETACHED HOME OFFERING EXCELLENT FURTHER POTENTIAL AND OCCUPYING WHAT MUST BE ONE OF HENGISTBURY HEADS LONGEST SOUTH FACING PLOTS.

This detached house occupies a highly desirable position in Harland Road, Hengistbury Head, being just a short walk from the clifftops, beaches and the stunning headland itself. Set on what could arguably be one of, if not the longest Southerly facing plots in the area, it presents a rare opportunity to acquire a home with exceptional outside space and enormous future potential.

The property has been a well-loved family home for many years but is now in need of modernisation throughout, it does though offer well-proportioned accommodation and presents an excellent opportunity for those looking to create a home to their own taste and specification. The existing layout includes a sitting room overlooking and opening on to the rear garden, a kitchen/breakfast room, dining room, ground floor bedroom and bathroom, together with two further bedrooms, a study space and washroom to the first floor.

The homes standout feature is the remarkable rear garden which enjoys a Southerly aspect and extends to an impressive length (well over 100'), providing a wonderful outdoor space with lawned areas, mature trees and established planting. The size and orientation of the plot is a real rarity within Hengistbury Head and adds significantly to the appeal of the property.

Subject to the necessary planning permissions, the house offers tremendous scope for enlargement and reconfiguration, with a number of neighbouring properties having already been dramatically extended and transformed into substantial and impressive homes. As such, this is an ideal purchase for those seeking a renovation project in one of the area's most sought after coastal locations.

Properties with this level of potential, together with such a sizeable Southerly facing plot, are seldom available and immediate viewing is strongly advised.

THE TENURE: FREEHOLD

COUNCIL TAX BAND: TBC



KEY POINTS

Large Southerly plot

Close to beaches

Detached house

Excellent further potential

No chain

A very rare opportunity!



Approximate total area⁽¹⁾

1038 ft²

96.2 m²

Reduced headroom

7 ft²

0.7 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.

GIRAFFE360



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.

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EPC TO FOLLOW

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