



88 WHEATON ROAD  
POKESDOWN  
BH7 6LL

GUIDE PRICE  
£400,000 - £425,000  
FREEHOLD

“ A three double  
bedroom, two  
reception detached  
family house close to  
local amenities and  
Southbourne  
high-street”

**Winkworth**

for every step...

GUIDE PRICE- £400,000 - £425,000

Three Double Bedrooms  
Two Reception Rooms  
Generous Kitchen  
Family Bathroom  
Ample Storage  
Downstairs WC  
Popular Location  
Potential For Off Road Parking  
Working Log Burning Fireplace

EPC: TBC | COUNCIL TAX: C | FREEHOLD |

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## Why Wheaton Road?

Wheaton Road is conveniently located close to local amenities, bus routes and Pokesdown train station. Kings Park and its adjoining neighbour Pokesdown is home to the premiership team AFC Bournemouth. Many of the properties in this area were built 1890s to 1900. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and play park for the little ones. There is also a large nursery for any green fingered enthusiasts. With good transport links, it is an ideal location for those that need to commute. The hustle and bustle of Southbourne high street is just a short distance.

This detached family house provides good living space. The kitchen includes a range of modern units with integrated hob with overhead extractor, mid height double oven, space and

plumbing for a slimline dishwasher and washing machine. The reception room to the front of the property enjoys a log burner, ideal for cosy winter evenings whilst the second reception room enjoys views and direct access to the rear garden.

Located on the first floor are three double bedrooms, all serviced by the family bathroom which incorporates a bath with overhead shower, wash hand basin and wc, fully tiled walls and flooring.

Adjacent to the rear of the property is a large patio area ideal for outside dining. To the rear of the garden is an additional patio area where you can relax on a sun lounger with the remainder laid to lawn.

The property is accessed via a pathway to the front door.



## Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park





GROSS INTERNAL AREA  
 FLOOR 1: 516 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 526 sq. ft, 49 m<sup>2</sup>  
 TOTAL: 1042 sq. ft, 97 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.







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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

**Winkworth**

for every step...