



93 BROADWAY  
HENGISTBURY HEAD  
BH6 4EJ

FREEHOLD  
ASKING PRICE  
£675,000

“A spacious, detached family home, on a generous plot in a popular residential road in Hengistbury Head with scope to modernise and extend STTP.”

**Winkworth**

for every step...

ASKING PRICE £675,000

Three Double Bedrooms  
Open-plan Lounge / Dining Room  
Large Kitchen  
Attached Garage  
Off Road Parking  
Expansive Rear Garden  
Scope To Modernise and Extend  
No Forward Chain

EPC: D | COUNCIL TAX: E | FREEHOLD |

01202 434365  
southbourne@winkworth.co.uk







## Why Broadway?

Broadway is a sought after residential road in the heart of Hengistbury Head with its parade of local convenience shops, bus routes and adjacent to the nearby picturesque Wick village and Stour River.

This superb home offers three double bedrooms on a substantial plot, ideal for outdoor living and entertaining with scope to modernise and extend STPP.

The spacious lounge is dual aspect flooding the room with natural light and enjoys the added benefit of a sun room to the rear aspect, overlooking the beautiful rear garden.

The kitchen offers ample space with a range of units and open shelf storage. There is an additional larder cupboard as well as

access to the rear garden from the side door. The property also benefits from a ground floor WC.

Located on the first floor are three double bedrooms and the family bathroom. The largest of the bedrooms is dual aspect with views of Christchurch Priory, creating a bright and relaxing environment. The two additional bedrooms are both double in size. The family bathroom features a walk in shower with a hand wash basin and an adjacent separate WC.

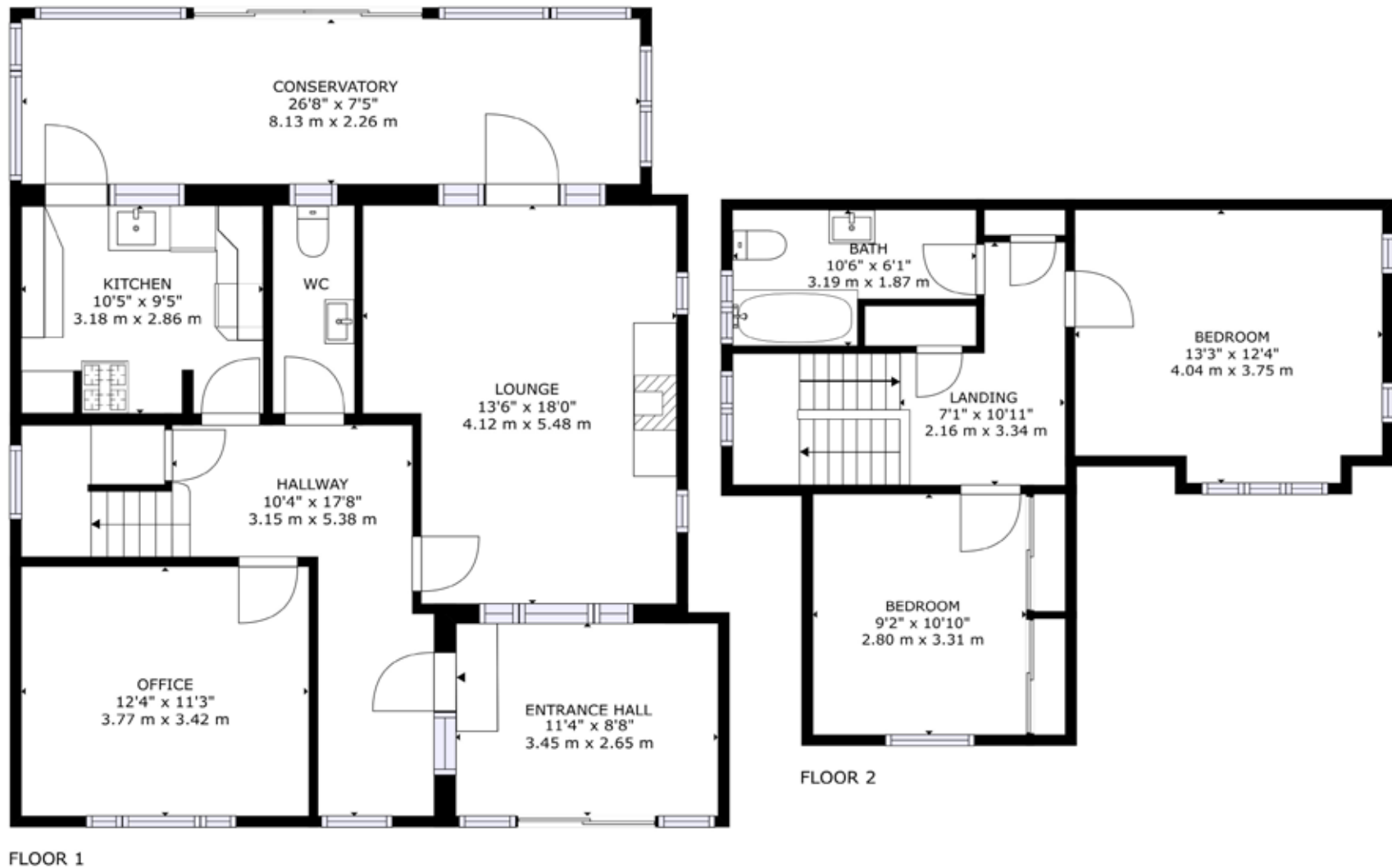
With a garage and off-road parking, you'll have plenty of space to park your cars and store your belongings. Additionally, the property is situated in excellent school catchments, making it an ideal choice for families. With the potential to extend the property STPP, there's even more potential to create your dream home.



## Why Hengistbury Head?

Hengistbury Head is a fascinating place not only for its wide variety of habitats including heathland, grassland, scrub, woodland, freshwater wetland and coastland but also for its internationally important archaeology and geology. Hengistbury Head has something for all the family from dog walks, nobby trains and a 9 hole golf course for any budding golfers.





GROSS INTERNAL AREA  
 FLOOR 1: 1020 sq. ft, 95 m<sup>2</sup>, FLOOR 2: 461 sq. ft, 43 m<sup>2</sup>  
 TOTAL: 1481 sq. ft, 138 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.





Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

**Winkworth**

for every step...