







## HOUSE & SON

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Stunning Two-Bedroom Ground Floor Apartment with Private Garden and Share of Freehold

An exceptional two-bedroom, two-bathroom ground-floor apartment, featuring a beautifully landscaped south-facing garden, high-quality finishes throughout, and the added benefit of a share of the freehold. Ideally positioned on Fitzharris Avenue, BH9, directly opposite Winton Recreation Ground.

### Property Overview

At the front, a smart tarmacadam drive way provides off-road parking for two vehicles, complete with a dropped kerb. A gated side entrance allows secure access to the private rear garden, while the original glazed porch and front door open into an impressive reception hallway. Featuring stripped varnished flooring, picture rails, and part-panelled walls, the hallway immediately sets the tone for this stylish and characterful home.



The lounge is brimming with charm, featuring a contemporary log burner, solid wood flooring, and a panelled feature wall. French doors open onto the south-facing garden, filling the room with natural light and creating an inviting space for relaxation or entertaining.

The modern kitchen is sleek and well-designed, offering high-gloss wall and base units, fitted appliances, and space for an American-style fridge freezer. Contrasting black worktops and tiled flooring complement the contemporary design, while an overhead skylight enhances the bright and airy feel.

The master bedroom, positioned at the front, enjoys picturesque views over Winton Recreation Ground through a bay window, complete with shutter blinds. It benefits from two large built-in wardrobes and a luxurious en-suite shower room. The en-suite features a walk-in rain fall shower, WC, vanity sink unit with storage, his-and-hers basins, a heated towel rail, and stylish wall tile panels.

The second double bedroom, overlooking the private rear garden, is a generous size with a built-in wardrobe and access to its own en-suite shower room, complete with a walk-in shower, wall-mounted basin unit, low-flush WC, and heated towel rail.

#### Outdoor Space

The south-facing rear garden has been thoughtfully landscaped to create a fantastic space for entertaining and relaxation. A decked seating area directly behind the property includes a chill-out zone, ideal for a firepit, BBQ, and outdoor dining, with a dedicated hot tub space on a lower level.

Steps lead down to an easy-maintenance artificial lawn, extending towards a large log cabin. Measuring 27'3" x 10'11", the cabin is fully powered with electricity and lighting, making it ideal for use as a home office, gym, or creative studio.

#### Prime Location & Amenities

This apartment is superbly located for those who enjoy green spaces and outdoor activities, with Winton Recreation Ground just opposite. The park offers a café, tennis courts, a playground, and open playing fields, perfect for families, dog walkers, and sports enthusiasts.

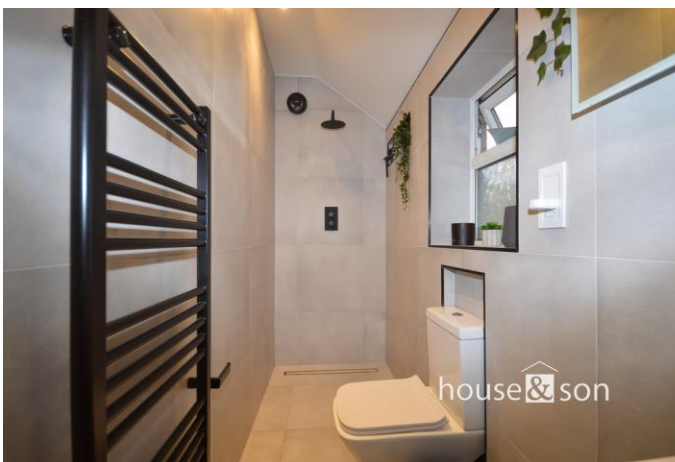


The property is within easy reach of both Winton and Charminster high streets, offering a wide range of shops, independent cafés, restaurants, and bars. The popular Castlepoint Shopping Centre, home to major retailers and supermarkets, is just a short drive away.

Transport links are excellent, with regular bus services along Wimborne Road, providing direct access to Bournemouth town centre, the beach, and Bournemouth railway station. The station offers direct train services to London Waterloo, Southampton, and beyond, making this an ideal location for









commuters. For travel further afield, Bournemouth Airport is approximately 15 minutes away by car.

Families will appreciate the highly regarded local schools, including St. Luke's Primary School, Glenmoor & Winton Academies, and Bournemouth School for Boys & Girls.

A beautifully presented ground-floor apartment in a sought-after location – early viewing is highly recommended!

### **ENTRANCE PORCH**

### **RECEPTION HALLWAY**

### **RECEPTION ROOM**

14' 2" x 12' 0" (4.32m x 3.66m)

### **KITCHEN/BREAKFAST ROOM**

17' 1" x 11' 10" (5.21m x 3.61m)

### **BEDROOM ONE**

15' 7" x 13' 5" (4.75m x 4.09m)

### **EN-SUITE**

9' 6" x 5' 7" (2.9m x 1.7m)

### **BEDROOM TWO**

11' 6" x 11' 2" (3.51m x 3.4m)

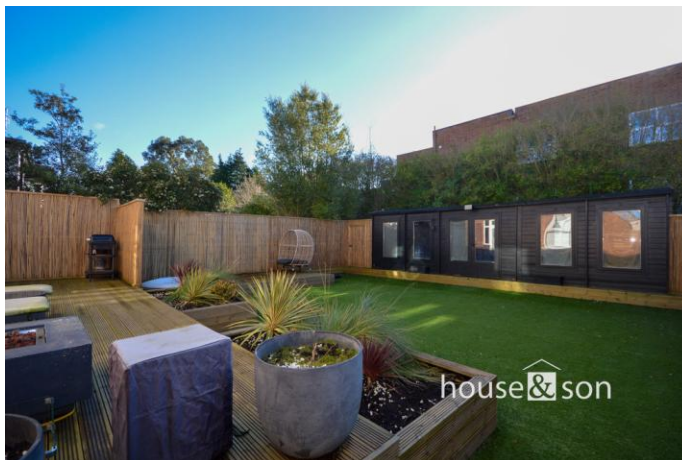
### **EN-SUITE**

11' 6" x 4' 5" (3.51m x 1.35m)

### **LOG CABIN**

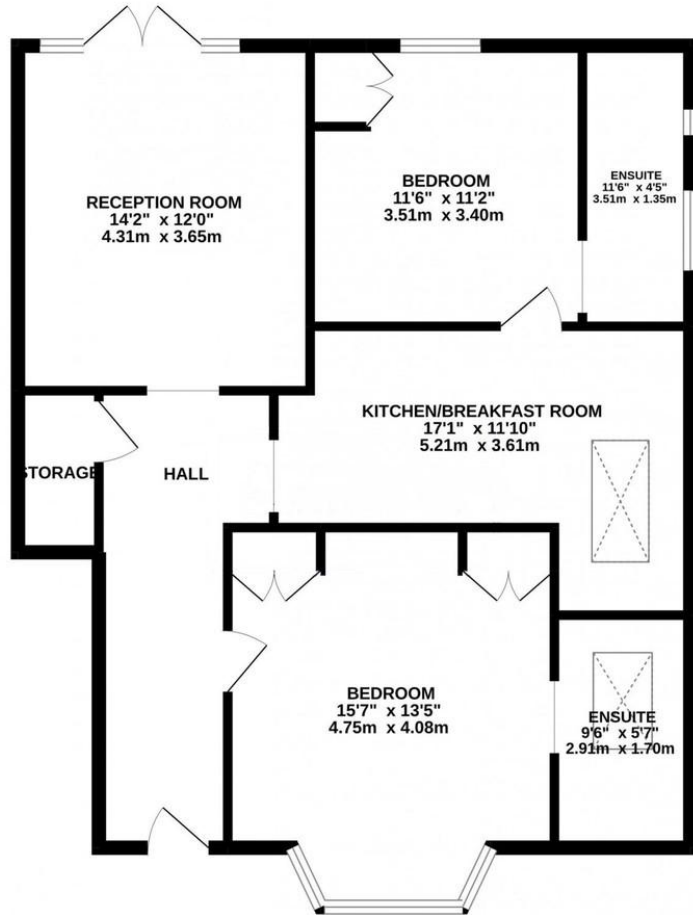
### **KEY FEATURES**

- Two spacious double bedrooms, both with en-suite shower rooms
- Stylish and well-equipped kitchen with skylight
- Characterful lounge with log burner and French doors to garden
- Private, landscaped south-facing garden with hot tub area
- Spacious log cabin – perfect for a home office or gym
- Off-road parking for two vehicles
- Share of freehold
- Directly opposite Winton Recreation Ground
- Convenient access to transport links, shops, and schools





GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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English | [Cymraeg](#)

## Energy performance certificate (EPC)

34, Fitzharris Avenue BOURNEMOUTH BH9 1BZ	Energy rating	Valid until:	3 August 2030
	<b>D</b>	Certificate number:	0177-2614-7586-2300-6381
Property type	Ground-floor flat		
Total floor area	66 square metres		

348 Wimborne Road, Bournemouth,  
Dorset, BH9 2HH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.