



Constitution Hill Road
Poole
Dorset
BH14



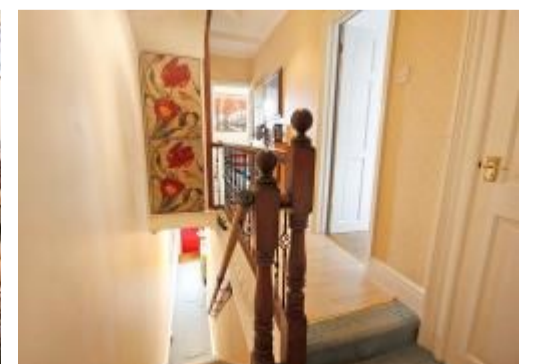
HAYWARD FOX
OF BRANSGORE

PRICE: £214,950



1ST FLOOR
APPROX. FLOOR AREA 61.4 SQ.M. (801 SQ.FT.)
FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 95.3 SQ.M. (1026 SQ.FT.)
Measurements are approximate. Not to scale. Illustration purposes only.
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CONSTITUTION HILL ROAD, POOLE, DORSET, BH14

A deceptively spacious converted first and second floor apartment in this building of only two, situated in a convenient location ideal for the excellent range local amenities of Parkstone and Poole with mainline train stations and renowned local beaches. The property has been modernised and a refurbished by the current owner to a high standard and offers a light and airy sitting room with double doors out onto a balcony, a refitted kitchen and a sizeable second bedroom and bathroom on the first floor. A further staircase leads to the first floor which comprises the loft room, currently arranged by the present owner as the master bedroom which incorporates the "dressing area" and may offer the potential to be extended further to provide an additional bathroom, subject to any necessary consents. The property also benefits from replacement gas central heating and double glazing and would be a ideal as either a property for an owner/occupier or as holiday home.

Accommodation in Detail

Entrance canopy, part glazed front door to:

Entrance Hall

Coved and textured ceiling, stairs to:

First Floor Landing

Two radiators in decorative cover, coved and textured ceiling. Access to roof void. Understairs cupboard, stairs to second floor.

Multi-panelled glazed door to:

Sitting Room

18'5" overall x 11'10" (5.61m x 3.61m)

This light and airy room is a particular feature of the property. A window and double opening patio doors onto the balcony with a wrought iron balustrade and aspect towards the view point. Feature cast iron style fire place with mantel over, natural brick effect chimney breast, textured ceiling, radiator with decorative cover. Laminate style floor. Picture rail and curtain pelmets.

Kitchen

11'5" x 10'4" (3.48m x 3.15m)

Refitted by the current owner with a range of dark pine style units comprising a range of marble effect work-surfaces to three walls with an inset single bowl, single drainer stainless steel sink with mixer tap. Extensive range of base storage cupboards with an inset four ring electric hob with electric oven below and cooker hood over. Wall storage cupboards, glazed crockery cupboards and shelving. Aspect to the rear. Recess and plumbing connected for washing machine and dishwasher. Tiled splash backs. 3/4 height cupboard housing integrated fridge/freezer and adjoining cupboard housing the gas fired boiler. Radiator with decorative cover. Coved and textured ceiling.

Bedroom

12'4" x 11'5" (3.76m x 3.48m)

Aspect to the rear. Textured ceiling, radiator with decorative cover and laminate style flooring.

Bathroom

With white suite comprising, panelled metal bath with mixer tap with hand shower, sink with cupboard below and tiled surround. Part tiled wall surround, tongue and groove panelling, coved and textured ceiling, ladder style towel radiator. Obscure glazed window.

W.C

with low level suite comprising w.c. wall mounted wash hand basin, dark panelled walls, tiled splash back and coved and textured ceiling. Obscure glazed window to the side.

From the hallway a staircase leads to the second floor.

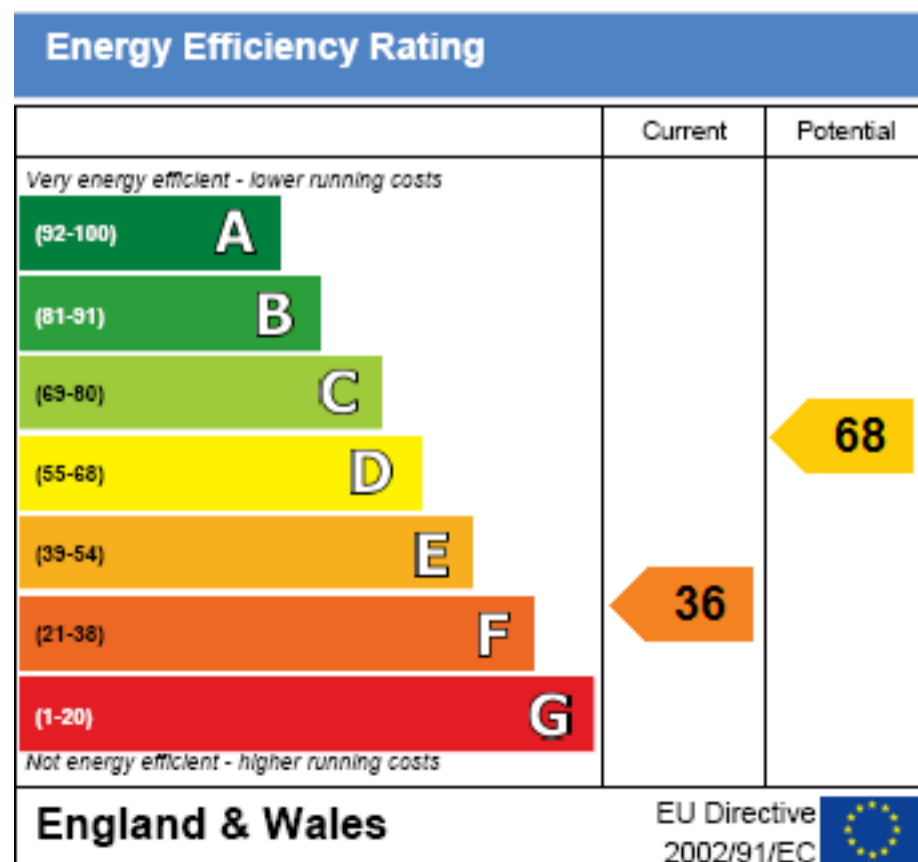
Loft Room

17'5" x 15'4" average. (5.31m x 4.67m)

Currently used as a bedroom. Recess for window with a aspect to the front towards the view point. Part sloping ceilings. Access to under roof storage space. Step down to the dressing area with sliding curtains and second aspect to the rear. Wall light points. Feature natural brick effect wall. Space for wardrobes. Two radiators one concealed by decorative cover. It is understood that it may be possible to extend the room further over the ground floor to provide additional space for an en-suite or similar, subject to any necessary consent.

Agents Notes

Share of freehold with brand new lease.



The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, 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.