

Luxury+Prestige

# PEBBLE BEACH

47A LINKS ROAD, LOWER PARKSTONE, POOLE, BH14 9QS



































# TAKE A STEP INSIDE



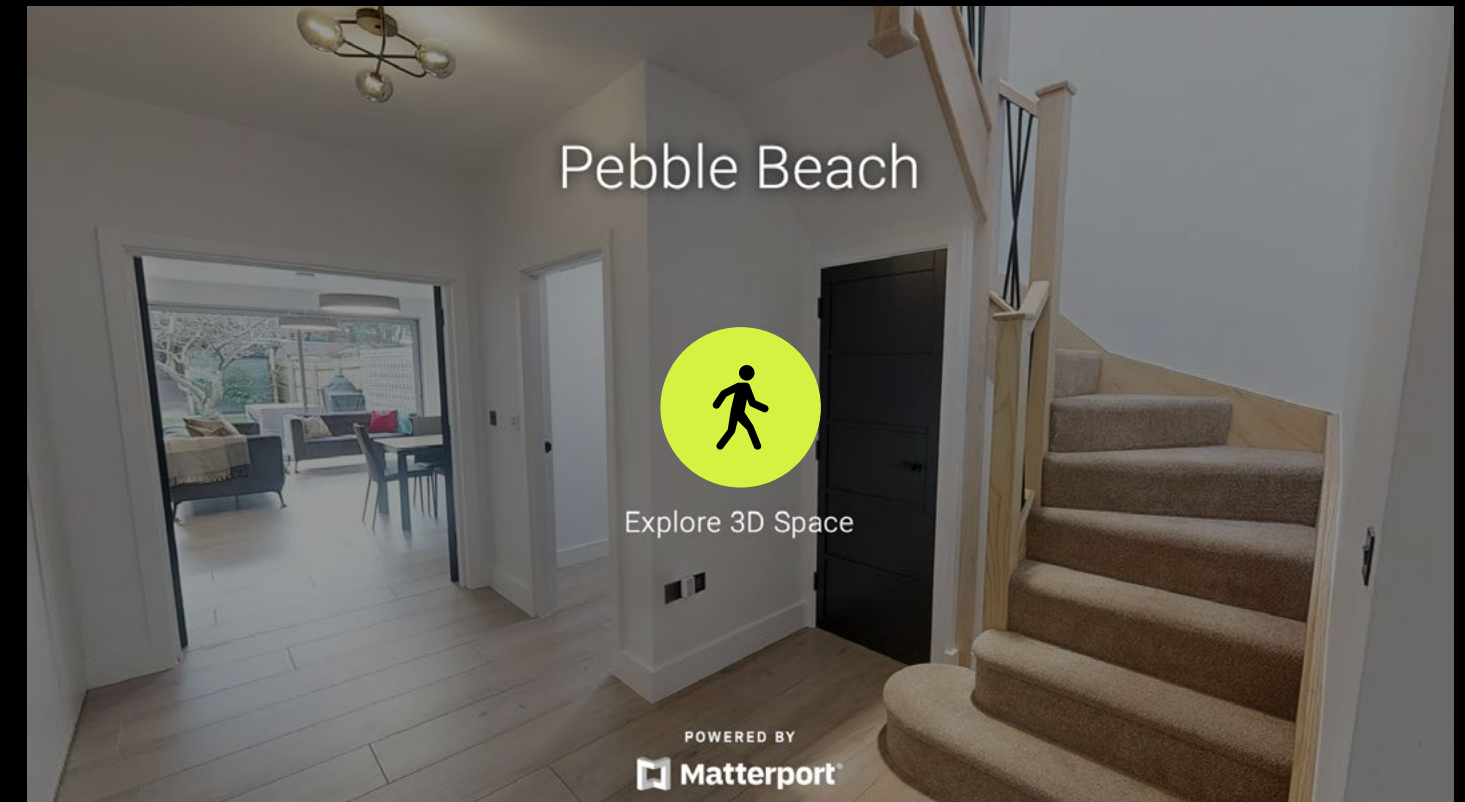
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**



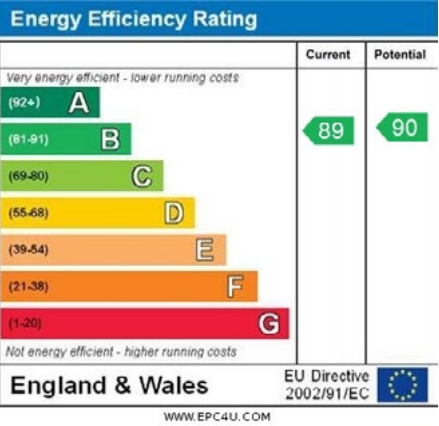
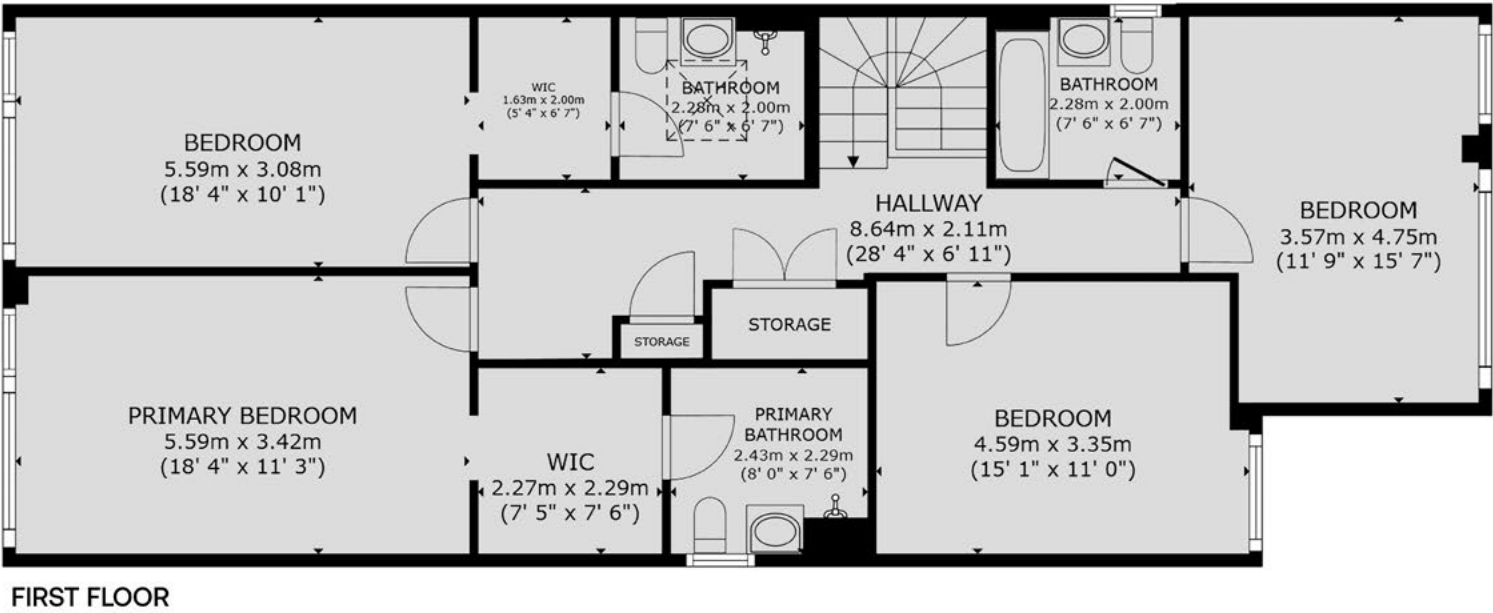
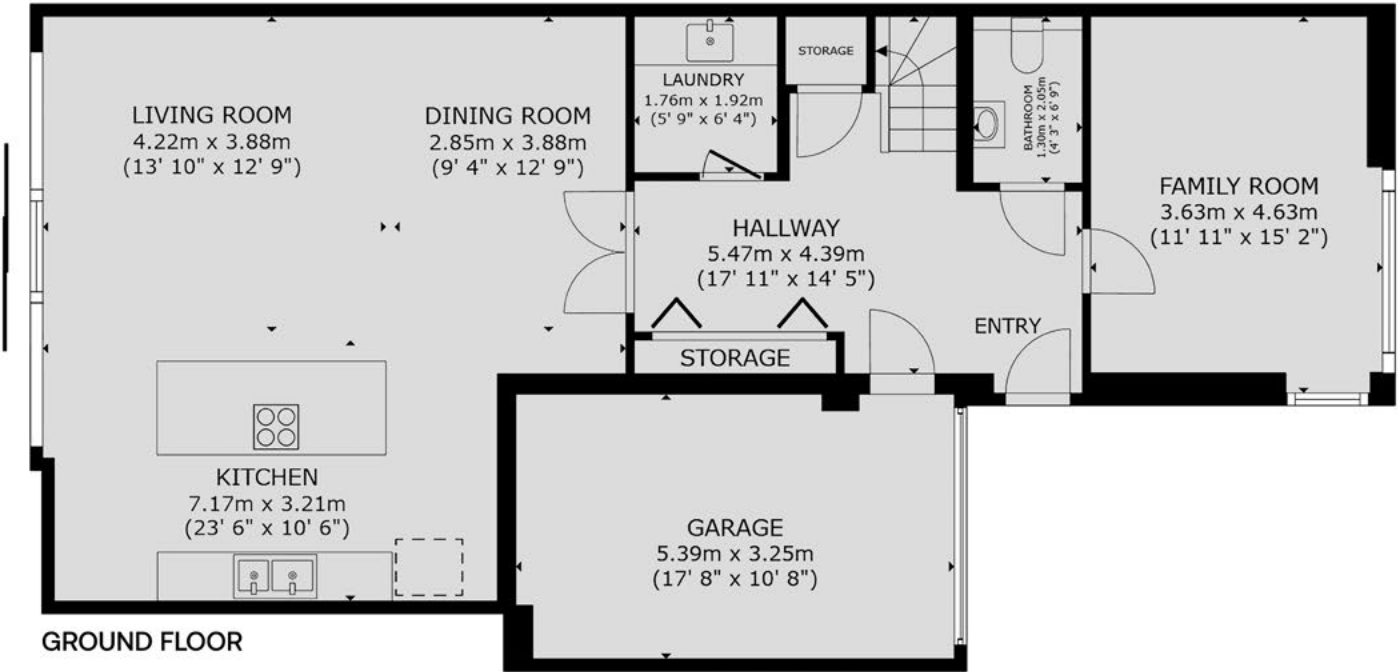
# Floorplan

Pebble Beach, 47A Links Road  
Lower Parkstone, Poole, BH14 9QS

GROSS INTERNAL AREA

House:	
Ground Floor:	978 sq. ft / 91 m²
First Floor:	1,222 sq. ft / 114 m²
Garage:	189 sq. ft / 18 m²
Total:	2,389 sq. ft / 223 m²

Sizes and dimensions are approximate, actual may vary.





# Summary

A rare two storey contemporary house extending to nearly 2,400 square feet and constructed by a well regarded local developer in 2022.

The layout features four bedrooms, three bathrooms and on the ground floor there is a choice of receptions and an integral garage. The open plan family / lifestyle room opens directly onto the rear garden and sun terrace via large format sliding doors.

The living space zones conveniently for informal sitting and dining as well as a luxury kitchen which features stone tops, a centre island complete with breakfast bar and a full compliment of integrated appliances. The additional reception room adds another dimension and could be suitable for a number uses.

The interior is stylish and well appointed with high quality decorative finishes throughout. There is under floor heating on the ground floor and outside there is paved driveway with guest or casual parking available. The house is one of two linked-detached houses located adjacent to Parkstone Golf Club in one of the area's most popular roads.

Energy-efficient features, including solar panels and acoustic glass, complement the property’s eco-conscious design, while a block-paved driveway provides ample parking. With the remainder of a 10-year ICW warranty for added peace of mind.

# Details

Guide Price:	£1,295,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£70,750**	
	Additional Home	£135,500**	
	** based on guide price, correct as at 3.02.25		
Local Authority:	BCP Council		
Council Tax:	Band F		
	2024/2025	£3,102.30pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + **Constructed 2022**
- + **Nearly 2,400 square feet**
- + **Just two storeys**
- + **Open plan living**
- + **Additional reception**
- + **Four bedrooms, three bathrooms**
- + **Beautiful interior**
- + **Adjacent to Parkstone Golf Club**
- + **Integral garage and additional parking**
- + **No forward chain**



# Our team



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