

13 Blake Hill Avenue

Lower Parkstone  
Poole, Dorset  
BH14 8QA





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*Guide price £775,000*

Positioned within one of Poole's most desirable residential areas, this three/four bedroom detached property has been modernised throughout and is a beautiful family home. Built circa 1960, the property boasts spacious interiors and generous grounds, all within moments of Poole Harbour, Parkstone Golf Course and the vibrant amenities of the South Coast.

## *Summary of Accommodation*

Detached 3/4 bedroom residence

2 bath/shower rooms including an en-suite

Plus additional cloakroom/wc

2 spacious rear balconies, one with garden access

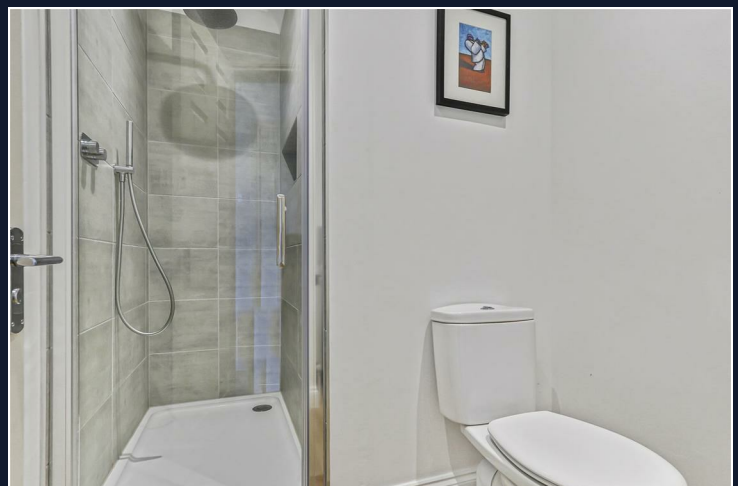
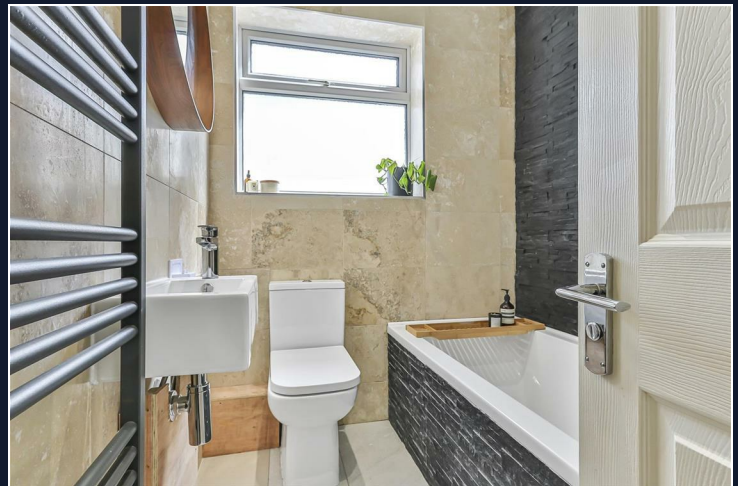
Oversized garage and contemporary garden room

Large east facing rear garden

Paved driveway with ample off road parking for 2 vehicles

Prime location in the catchment area for Lilliput First School

Planning permission to extend granted in May 2025 (APP/25/00177/F)







A generous entrance hall leads into the well-proportioned living room. This area opens seamlessly onto a spacious rear balcony via full height glass doors and overlooks the garden. The modern kitchen offers a contemporary finish, adjacent to a bright family bathroom.

The property features up to four bedrooms in total, configured with flexibility and family living in mind. The principal bedroom is sized to accommodate ample wardrobe storage and a dressing table, and overlooks the peaceful front aspect. The second bedroom is en-suite and enjoys exclusive access to a large balcony, offering beautiful views across the landscaped rear garden and valley beyond. The other bedrooms are located towards the rear of the property, with the fourth bedroom currently used as a study and has direct garden access via a spiral staircase.

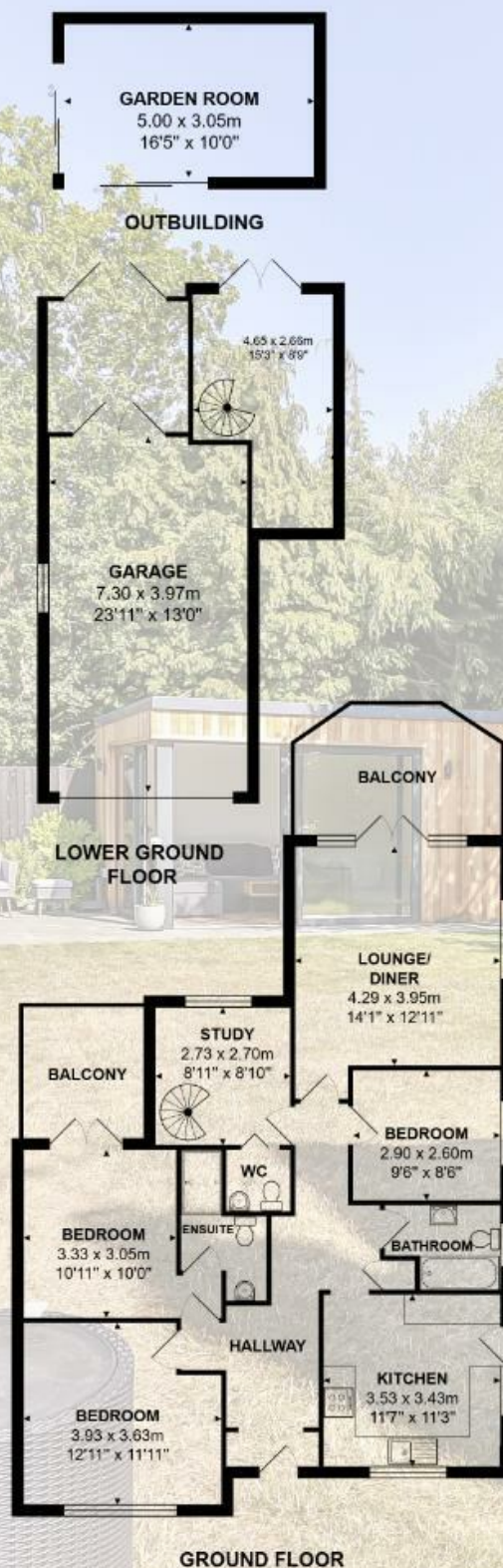
An oversized garage with adjoining covered store and an abundance of undercroft storage creates a unique opportunity for extension or reconfiguration (STPP). There is approved planning permission, granted in May 2025, to redevelop the property into a 3,329 sq ft home (APP/25/00177/F), allowing significant potential.

To the front, two driveways offer generous off road parking. To the rear, the garden is a particular highlight - east facing, mainly laid to lawn and bordered by established shrubs and trees providing shelter and privacy. A light filled garden room/office is an attractive and useful addition to this space. The garden room has an adjoining patio area which captures afternoon and evening sun, offering a superb area to socialise in.

The area enjoys immediate proximity to Parkstone Golf Course, Lilliput Village, Salterns Marina, Evening Hill and the beaches of Sandbanks.

For commuters, the Wessex Way offers direct access to the A31 and onward to the M27 for routes to London (approx 2 hours). Additionally, Parkstone railway station is a walkable distance and provides mainline services to London Waterloo in under two hours.





Total Area: 134.0 m<sup>2</sup> ... 1442 ft<sup>2</sup> (excluding balcony and garden room)

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

13 Blake Hill Avenue

LOCATION

BH14 8QA

TOTAL FLOOR AREA

1442.00 sq ft

COUNCIL TAX

Band E BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3642

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*