



66 Spur Hill Avenue, Lower Parkstone, Poole BH14 9PJ
Offers In Excess Of £1,000,000 Freehold





Penn Hill

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy stunning views of the Isle of Wight and Purbeck Hills.

Penn Hill Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops, and set in the catchment of Courthill and Baden Powell schools.

The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main trainlines from either Poole, Parkstone or Branksome Station which connect from Weymouth to London Waterloo via The South West train service.

Property Comprises

Upon arrival at the property, you will be welcomed by a bright entrance hall. The highlight of the home is the open-plan kitchen/living/dining area at the back, which features impressive bi-folding doors opening onto a charming south-westerly rear patio and garden. The modern fitted kitchen boasts a generous range of units and a fantastic breakfast bar. Additionally, there is a separate snug at the front. Completing the ground floor is a cloakroom.

Moving to the first floor of the main house, you will find four spacious bedrooms served by two shower rooms, one with a concealed small bath and the other designed as a small wet room. Planning permission was previously granted to convert the roof space into an additional bedroom.

Access to the grounds is available from Spur Hill Avenue to the front and Clifton Road to the rear. Both the front and rear of the property offer ample lawn space. The south-westerly facing rear garden features a spacious patio for outdoor dining and entertainment, complete with a wooden bar area and an outside shower. A timber garage with vehicle access from Clifton Road, an electric door, and a storage area is also present.

ANNEX

Attached to the property is a one-bedroom annexe with a roof light, comprising a kitchen/living area, a shower room and a bedroom (bedroom 5) accessed by a staircase with paddle stairs and its own internal courtyard. This area would be perfect for a family member or guest seeking independence.



Approximate Floor Area = 171.1 sq m / 1842 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Storage = 18.1 sq m / 195 sq ft
 Total = 205.3 sq m / 2210 sq ft

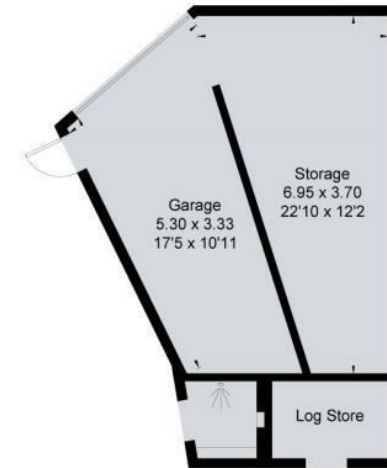


Ground Floor

= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63849

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(81-91) A	(81-91) A			(81-91) A			
(69-80) B	(69-80) B			(69-80) B			
(55-68) C	(55-68) C			(55-68) C			
(39-54) D	(39-54) D			(39-54) D			
(21-38) E	(21-38) E			(21-38) E			
(9-20) F	(9-20) F			(9-20) F			
(1-8) G	(1-8) G			(1-8) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	