



10 Flambard Road, Poole BH14 8SU
£1,295,000 Freehold





Lower Parkstone

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

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities. Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

This unique and modern family home has been redesigned and remodelled by its current owners to a beautiful standard throughout. As you approach the property, you are greeted by a large, spacious driveway with access to the garage and rear garden.

The house extends to over 2,500 sqft of split level accommodation, with the main open plan living area is a particular feature of this stunning home offering a lounge, dining area and kitchen boasting high-end fully fitted appliances and a large centre island. There is a large and west facing sun terrace which benefits from panoramic views of Poole Harbour and Brownsea Island.

Further accommodation is comprised of three spacious double bedrooms, three bathroom with the main bedroom having its own en-suite enjoying the views towards Poole Harbour. There is a separate reception area or home office on the ground floor as well as access to the oversized integral double garage.



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Approximate Gross Internal Area
2527 sq ft - 235 sq m



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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:

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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	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B		78	(81-91) A			
(89-91) C	(82-80) D	61		(89-91) B			
(85-88) D	(79-81) E			(85-88) C			
(81-84) E	(75-78) F			(81-84) D			
(77-80) F	(71-74) G			(77-80) E			
(73-76) G				(73-76) F			
(69-72) G				(69-72) 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	