

PS

17 Frankland Crescent, Lower Parkstone, Poole - BH14 9PX

For Sale - In Excess of £1,100,000 | To Let - £3,750 pcm

PS



17 Frankland Crescent, Lower Parkstone

Poole

This beautifully refurbished five-bedroom detached residence on popular Frankland Crescent, Penn Hill, seamlessly combines contemporary elegance with modern functionality, offering an exceptional living experience in a prime location. Vacant possession offered.

- Luxurious open plan living / dining room
- Utility room
- 2 further reception rooms
- 5 double bedrooms
- Ensuite to principal bedroom + family bathroom + shower room
- Integral garage suitable for bike storage
- Fully refurbished throughout
- Level rear garden
- More than 2000 sqft
- No forward chain
- Council Tax Band F: £3,257.14
- EPC Rating: C
- *Images with furniture are CGI.



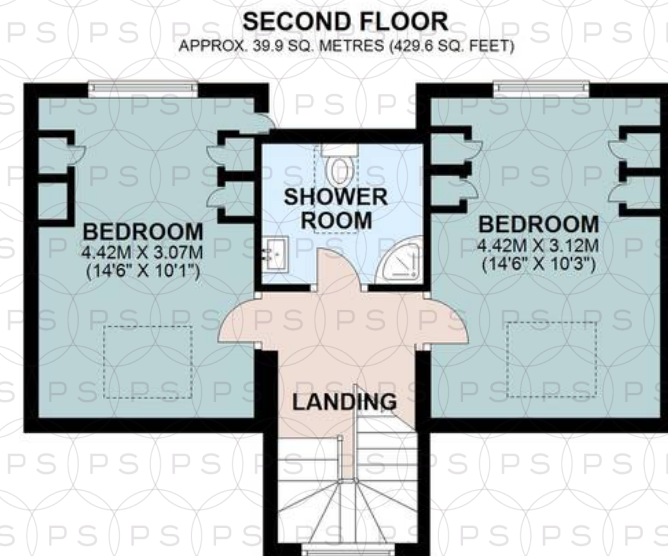
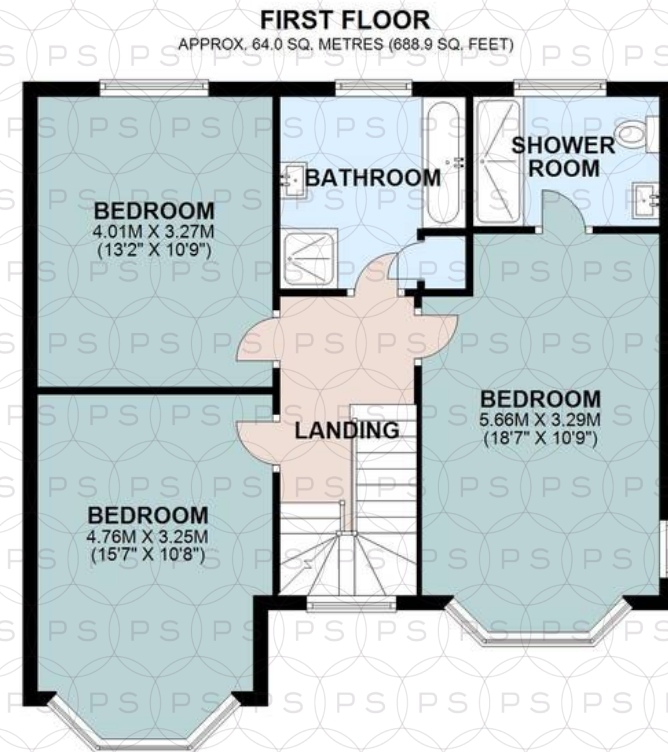
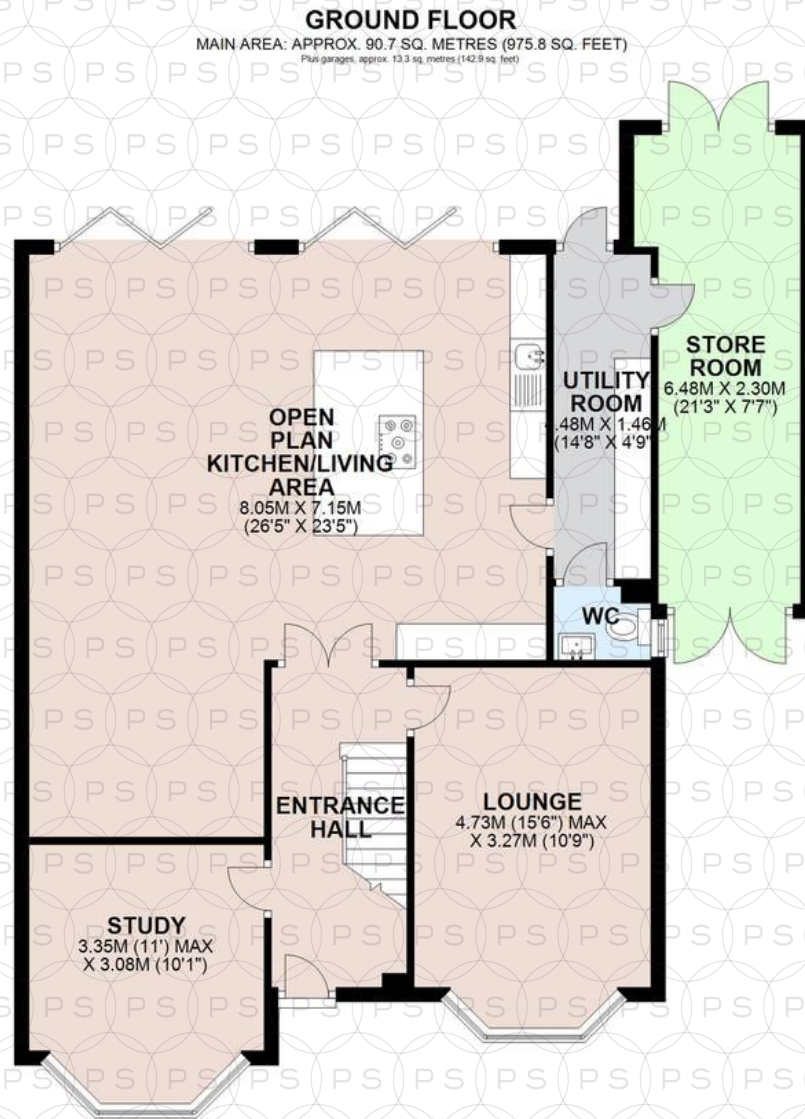
At the heart of the property lies an expansive open-plan kitchen, dining, and living area, thoughtfully designed to be the sociable hub of the home. Featuring a central island with a breakfast bar, premium Neff appliances and a log burner, this versatile space opens through bi-fold doors to a landscaped garden with a patio area, creating the perfect setting for entertaining or relaxing. The property also benefits from two additional reception rooms, ideal as a cosy lounge, study or playroom, offering flexibility for family or professional needs. The first floor accommodates three generously proportioned bedrooms, including a luxurious principal suite with a private ensuite, alongside a sleek family bathroom. The top floor provides two further spacious bedrooms and a contemporary shower room, ideal for guests or growing families. Finished to an exceptional standard throughout, the property boasts high-quality fittings and finishes, complemented by a newly installed central heating system for year-round comfort. Additional features include a utility room, an integral garage providing excellent storage options, and a private driveway with parking for several vehicles. Offered with no forward chain.

Location:

This property is located in a highly desirable and quiet residential area, offering a peaceful setting while remaining within close proximity to Branksome Beach via the Chine footpath and the fashionable shops, restaurants, and amenities of Penn Hill Village. Parkstone and Branksome Train Stations provide direct links to London Waterloo in approximately 2 hours, making this home ideal for commuters or those seeking easy access to the capital. Furthermore, the property falls within the catchment of the over popular Baden-Powell & St. Peter's CE Junior School and Poole High School, and is a short walk from the private school bus stop in Penn Hill, making it an outstanding choice for families and professionals seeking a sophisticated, move-in-ready home.

*Images with furniture are CGI.





MAIN AREA: APPROX. 194.6 SQ. METRES (2094.3 SQ. FEET)
PLUS GARAGES, APPROX. 13.3 SQ. METRES (142.9 SQ. FEET)



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.