



Luscombe Road | Lower Parkstone | Poole | BH14 8ST

£1,100,000

BEEZUMS

Luscombe Road | Lower
Parkstone
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- IDEAL FAMILY HOME
- 2,100 SQFT
- ARRANGED OVER TWO FLOORS
- LARGE GARDEN
- EXCELLENT LOCATION
- FOUR RECEPTION ROOMS
- BADEN POWELL CATCHMENT
- VIEWING HIGHLY RECOMMENDED

****CHARACTER FAMILY HOME**** With LARGE SUNNY GARDEN and almost 2,100 SQ FT of versatile living accommodation, situated within a QUIET ROAD in the heart of Lower Parkstone.





This impressive and substantial character home extends to almost 2,100 SQ FT, positioned in an exceptionally quiet road within the highly sought after residential area of Lower Parkstone.

The property is bright and spacious throughout, opening into a large and welcoming entrance hall. The residence features a versatile and well proportioned layout configured for practical family living, boasting four bedrooms, three bathrooms, and a choice of four reception rooms.

The extensive ground floor footprint provides flexible accommodation to include a living room, dining room, study, and a substantial kitchen/diner, alongside a separate utility room, supporting both daily routines and entertainment space. The property also benefits from a garage currently configured as a home office, which could easily be converted back to its original use if required.

A standout feature of this home is the large, level, and private garden which enjoys a sunny aspect. Ideal for families, the outdoor space incorporates a substantial lawn area alongside several dedicated entertaining areas, providing an excellent setting for outdoor living and dining.

Situated in a premier and established pocket of Lower Parkstone, the location is exceptionally well placed close to the championship Parkstone Golf Course and situated within easy proximity to the vibrant commercial hubs of Ashley Cross and Penn Hill.





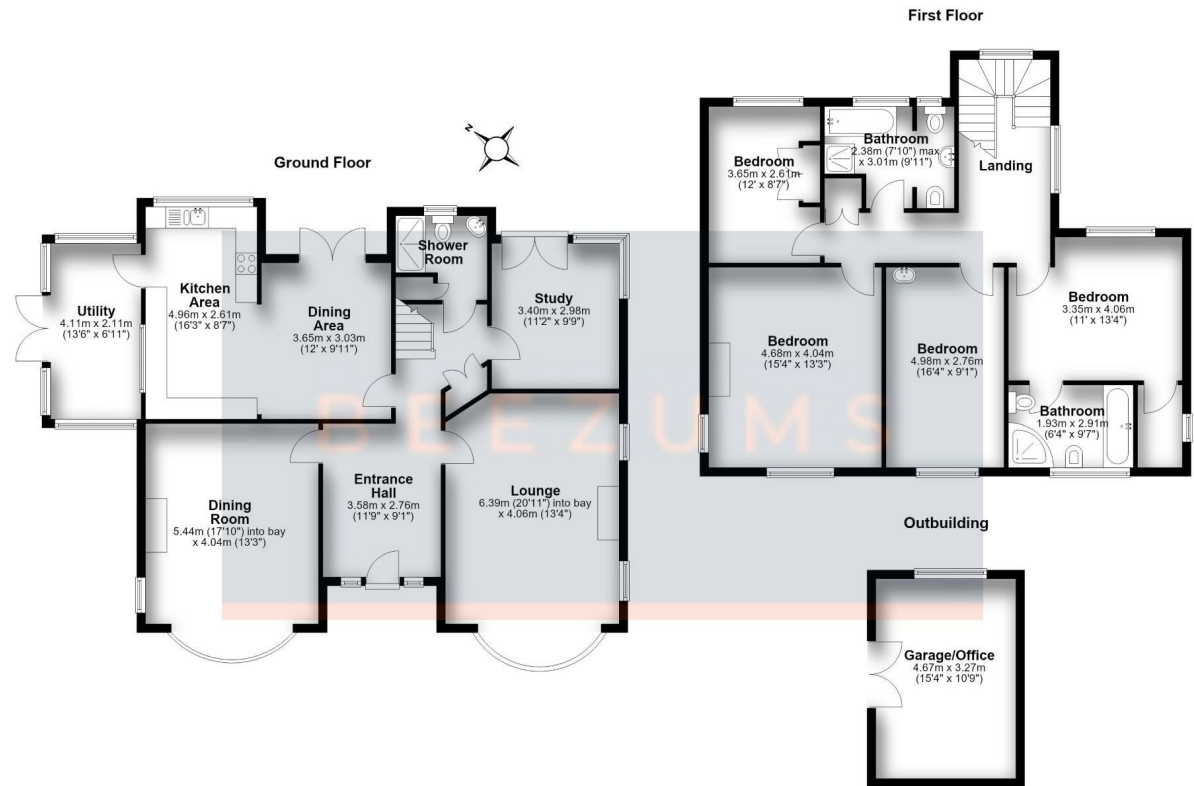
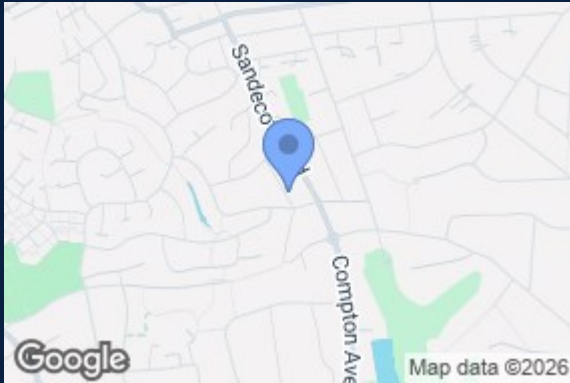
Location

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 terminal at Poole Harbour with services to the Channel Islands and Mainland Europe.





Main area: Approx. 194.3 sq. metres (2091.2 sq. feet)
Plus garages, approx. 15.3 sq. metres (164.2 sq. feet)

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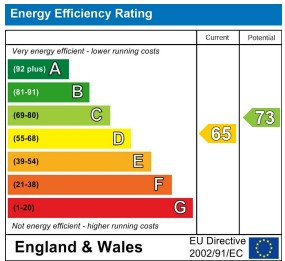
Plan produced using PlanUp.

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BEEZUMS

Council Tax Band G EPC Rating D



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