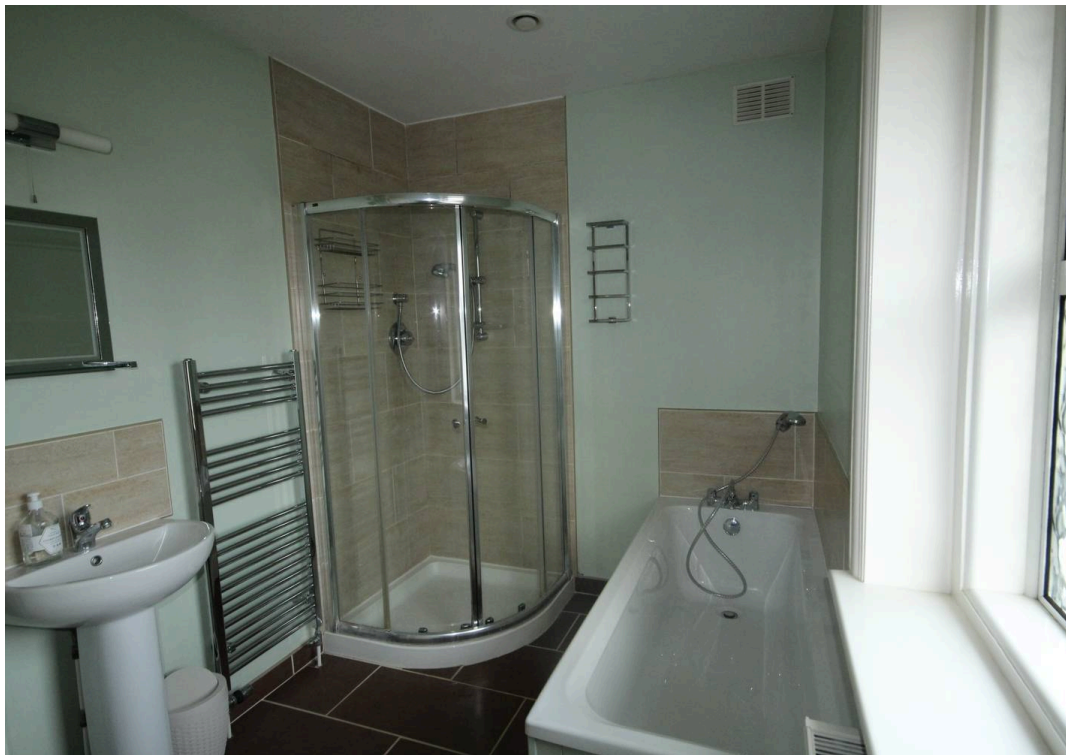


PS

258 Bournemouth Road, Poole - BH14 9AN

Offers Over £425,000





## 258 Bournemouth Road

Lower Parkstone, Poole

This charming detached home combines spacious interiors with versatile accommodation arranged across three levels. Offered with vacant possession, it presents a rare opportunity in this popular residential area. Set back from the road with a private driveway, the property opens into a welcoming porch and entrance hall with wood flooring. The ground floor enjoys a spacious lounge with a bay window overlooking the garden, and a large open-plan kitchen/dining room that forms the heart of the home, ideal for entertaining and family living.

- Detached 3 bedroom home
- Two spacious reception rooms
- Large lower-level playroom/study with private entrance
- Bay-fronted lounge overlooking the garden
- Downstairs cloakroom
- Three double bedrooms, two with fitted wardrobes
- Family bathroom
- South-facing patio and garden
- Driveway parking
- Flexible accommodation across three levels
- Council Tax Band D: £2,399.99
- 1261 sq.ft
- EPC Rating: E



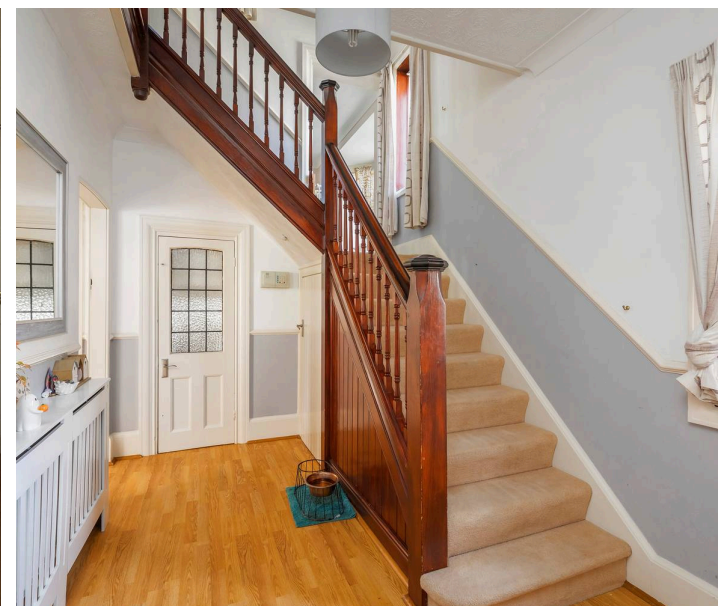
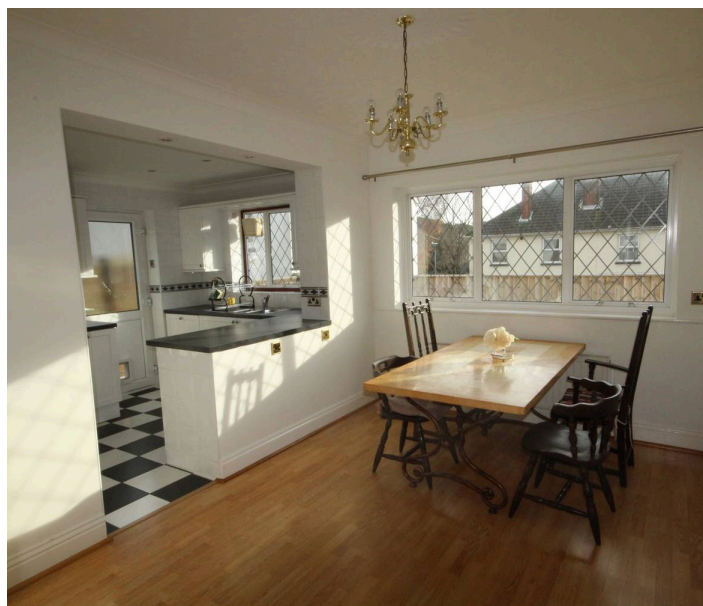
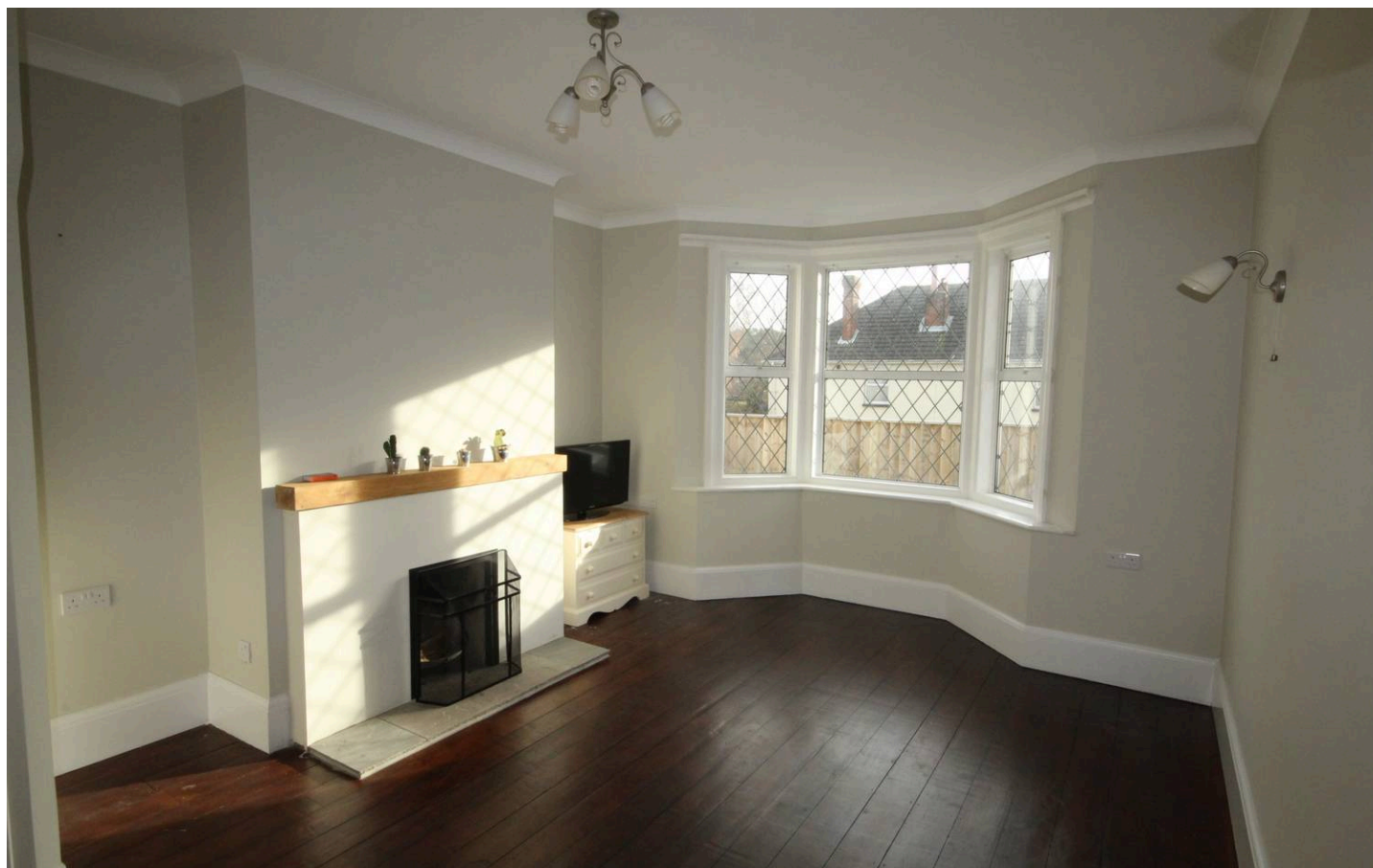
A particularly attractive feature is the lower-level playroom/study, complete with its own private entrance. This flexible room can be used as a home office, gym, or guest suite, adding excellent versatility to the property. A cloakroom completes the downstairs accommodation.

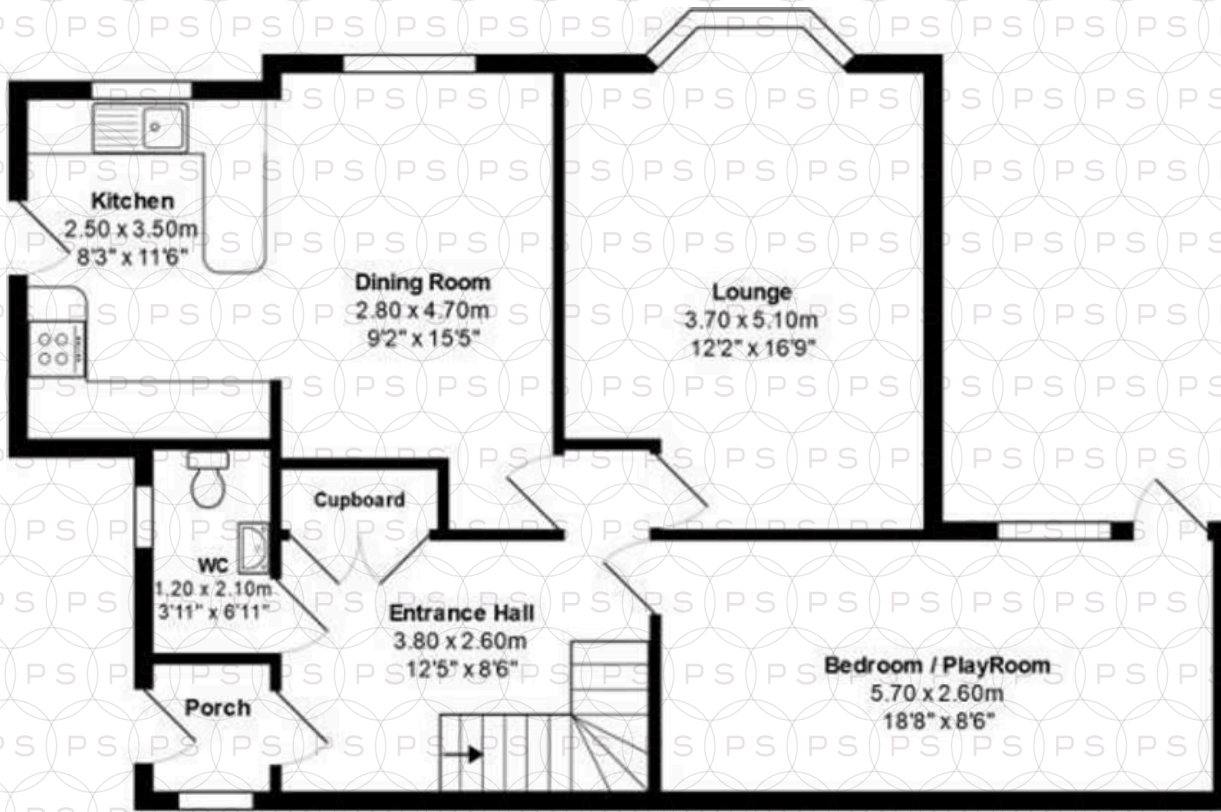
Upstairs, the first floor provides three double bedrooms, two with fitted wardrobes, and a well-appointed family bathroom. The layout offers both space and comfort, with plenty of natural light throughout.

Externally, the home benefits from a sunny south-facing patio and garden, perfect for outdoor dining and relaxation, and a front garden with a level lawned area. Driveway parking further enhances convenience.

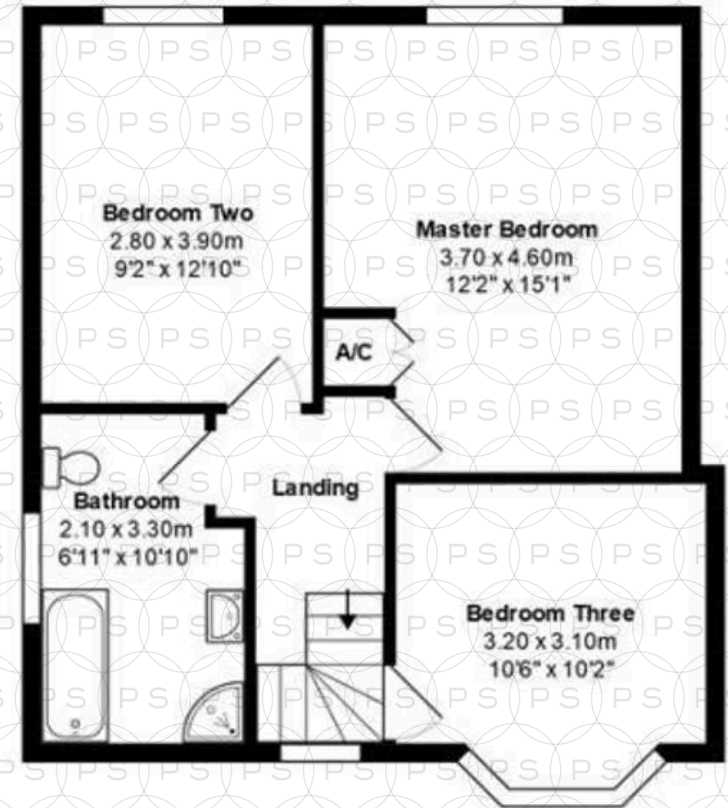
### Location

The property is superbly positioned within easy walking distance of Penn Hill's boutique shops, cafés, bars, and restaurants. The local train station provides excellent links into London, while the renowned sandy beaches of Poole and Sandbanks are also close by. The property sits within the catchment for the highly regarded Baden Powell and Courthill schools, making it a fantastic choice for families. Offered with vacant possession, this charming home presents an exciting opportunity to secure a well-located residence in a highly sought-after area.





**Ground Floor**  
Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>



**1st Floor**  
Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup>

**Total Area: 117.2 m<sup>2</sup> ... 1261 ft<sup>2</sup>**

All measurements are approximate and for display purposes only



## Philippa Sole Ltd

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