



Connells

Pine Ridge Napier Road
Poole



Property Description

Situated within the ever-popular Rockley Park, this beautifully presented three-bedroom park home offers the perfect balance of relaxation and convenience. Enjoy all the fantastic on-site facilities and entertainment the park has to offer, while making the most of a truly enviable elevated position with stunning views over Poole Bay.

Currently used as a successful holiday let and Airbnb investment, this property also presents an exciting opportunity for those seeking their own coastal retreat. Offered to the market with no forward chain, it is competitively priced and represents excellent value within this sought-after location.

Due to its popularity and summer booking schedule, viewings are strictly by prior appointment- early interest is highly recommended to avoid disappointment.

Rockley Park Fees:

We have been advised by 'Haven' that the site fees for 2025 would be £9,995

Kitchen/Lounge

18' 3" x 11' 7" (5.56m x 3.53m)

Front aspect French doors, 4x side aspect double glazed windows, open plan, wall & base units, carpet & vinyl flooring. Also includes slimline dishwasher, gas hob & oven plus fridge freezer.

Bedroom 1

11' 6" x 8' 1" (3.51m x 2.46m)

Wardrobes and head height storage, radiator and front aspect double glazed windows.

En Suite

WC, WHB, side aspect double glazed window plus vinyl flooring

Bedroom 2

6' 5" x 4' 11" (1.96m x 1.50m)

Side aspect double glazing, wardrobe plus head height storage

Bedroom 3

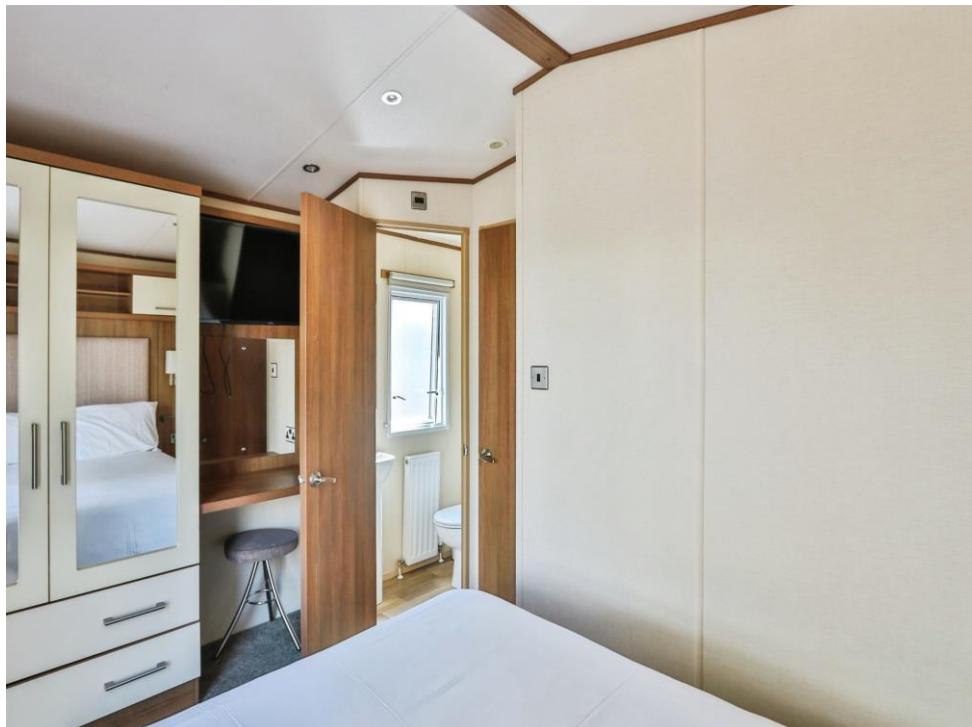
8' 1" x 5' 6" (2.46m x 1.68m)

Side aspect double glazing, wardrobe plus head height storage

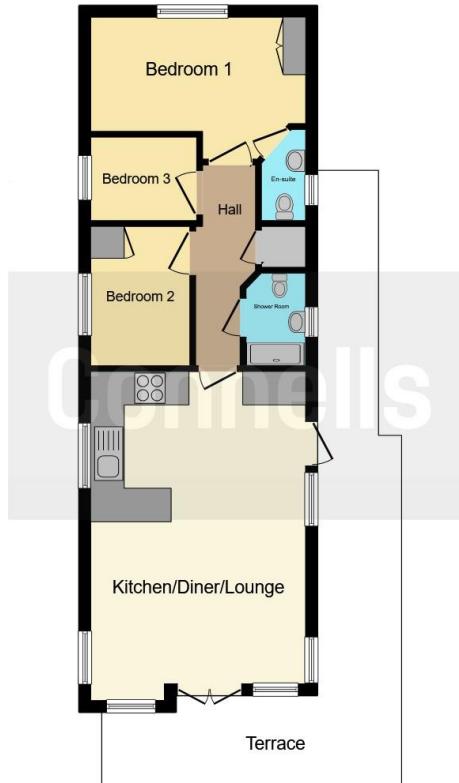
Rear Garden

Decking all round, views all over Poole Bay









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
FERNDOWN BH22 9HT

EPC Rating: **Council Tax**
Exempt Band: Deleted

Tenure:

[view this property online connells.co.uk/Property/WIN307534](http://www.connells.co.uk/Property/WIN307534)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN307534 - 0014