



9 Canford Cliffs Avenue, Lower Parkstone, Poole BH14 9QN
Price Guide £995,000 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

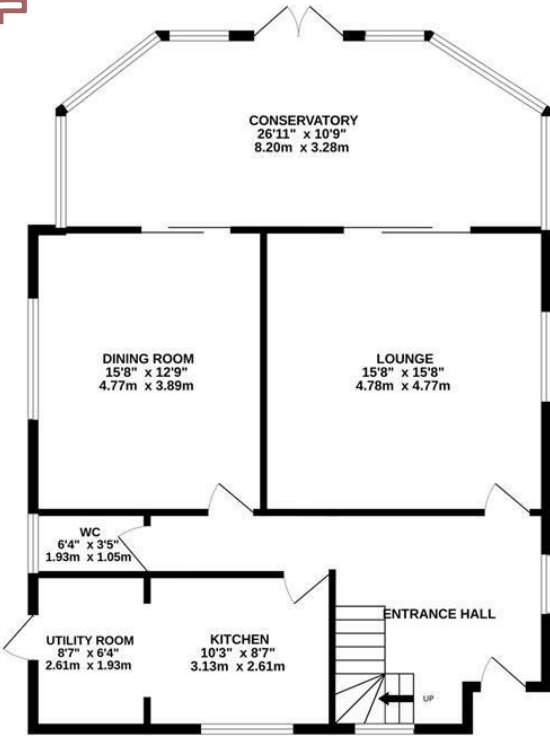
Set on the highly regarded Canford Cliffs Avenue, close to Parkstone Golf Course, this spacious four/five bedroom detached family home offers generous and flexible accommodation arranged over three floors.

The ground floor comprises a large entrance hall, two reception rooms, a kitchen/breakfast room, cloakroom and a substantial conservatory overlooking the rear garden, creating excellent living and entertaining space. To the first floor are three double bedrooms and a family bathroom, with the principal bedroom benefitting from its own ensuite. The top floor provides a further large double bedroom, separate bathroom and an additional room which would work well as a home office, study or fifth bedroom.

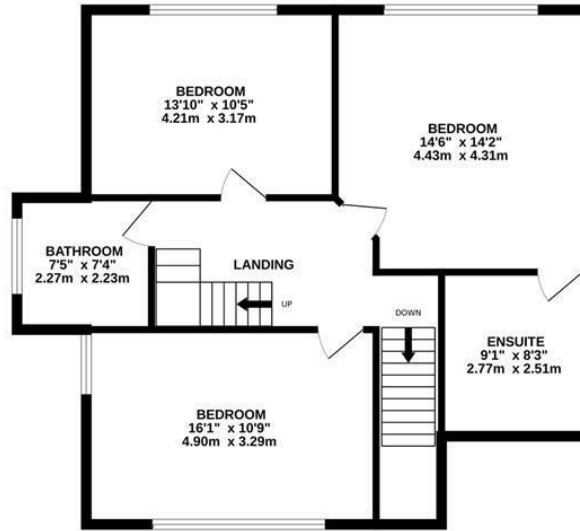
Externally, the property offers a detached garage, ample off-road parking to the front and a large, private south-facing rear garden laid mainly to lawn. Situated in one of the area's most sought-after roads, the property is ideally positioned for Canford Cliffs Village, Parkstone Golf Course, local beaches and the wider Poole Harbour coastline. A substantial family home in a prime Canford Cliffs location.



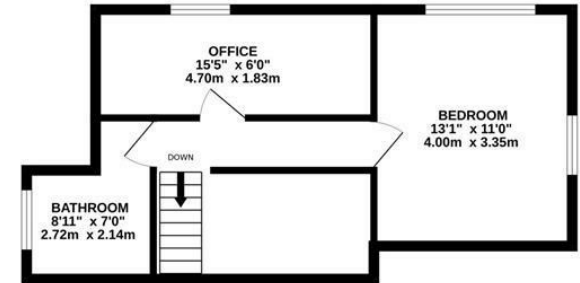
GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



2ND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 2222 sq.ft. (206.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room dimensions given above are approximate measurements

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