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Flat 4, Linton House, 33 Sandecotes Road, Lower Parkstone, Poole - BH14 8NZ  
For Sale £349,950

PS



# Linton House

## Lower Parkstone

This elegant and beautifully presented split-level apartment offers over 1,000 sq.ft of versatile accommodation arranged across two floors within an attractive character conversion of just four homes. Combining period charm with contemporary styling, this lovely home offers generous living space, mature communal grounds and a highly sought-after residential address. Available with no forward chain. There is an option to purchase all furnishings for a ready-to-move-into property for the summer!

- Elegant split-level character apartment arranged over two floors with off-street parking
- Over 1,000 sq.ft of beautifully presented accommodation with excellent storage throughout
- Spacious living room with feature fireplace, ornate cornicing and built-in cabinetry
- Stylish kitchen / breakfast room with breakfast bar and leafy outlook
- Two generous double bedrooms, including principal with en-suite
- Separate dining area plus versatile study / bedroom three
- Character conversion of just four apartments with mature communal gardens and a storage shed
- Walking distance to Parkstone Golf Club and close to Sandbanks beaches
- Conveniently located for Penn Hill, Ashley Cross and Parkstone Railway Station with direct services to London Waterloo
- Pets allowed under licence
- Share of Freehold
- Service charge: £250 per annum
- Council Tax Band B: £1,866.67
- EPC Rating: D



## ABOUT THIS PROPERTY:

The apartment is accessed via a well-maintained communal entrance and opens into a welcoming hallway. The first floor features a spacious and elegant living room with ornate cornicing, a working fireplace, bespoke built-in cabinetry and elegant plantation shutters.

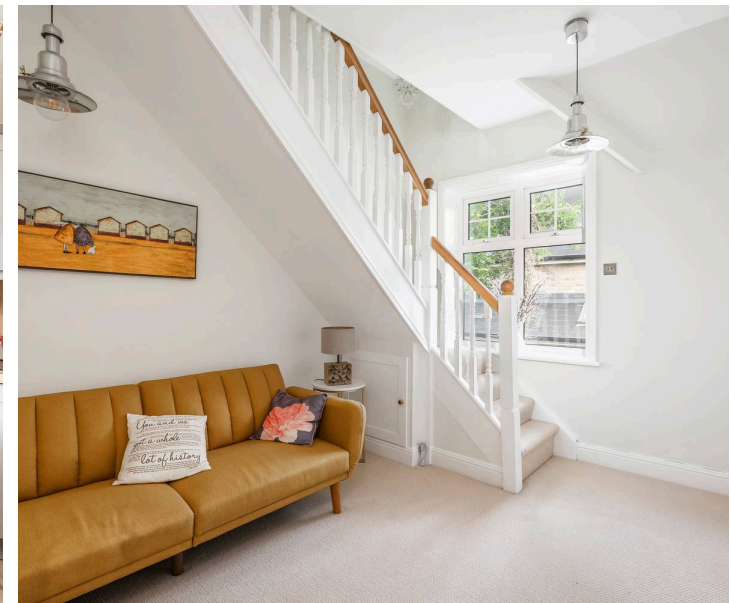
The stylish kitchen / breakfast room offers a range of fitted units, integrated appliances, breakfast bar and a pleasant leafy outlook, while the separate dining area provides further storage and access to the upper floor. A versatile study, which can also be used as a third bedroom, completes the first-floor accommodation.

Upstairs are two generous double bedrooms both currently furnished with super king size beds. The principal bedroom has extensive fitted wardrobes and an en-suite bathroom, plus there is a separate family bathroom.

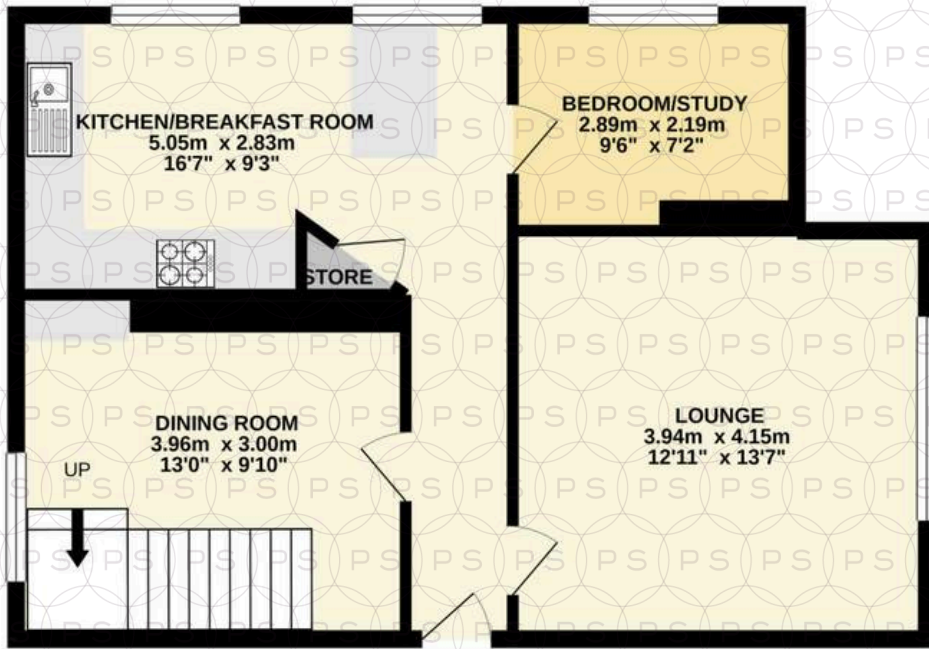
Beautifully presented throughout, this charming home blends character features with modern comforts that is perfect as a low maintenance second home by the sea or a permanent residence in a popular residential area.

## LOCATION:

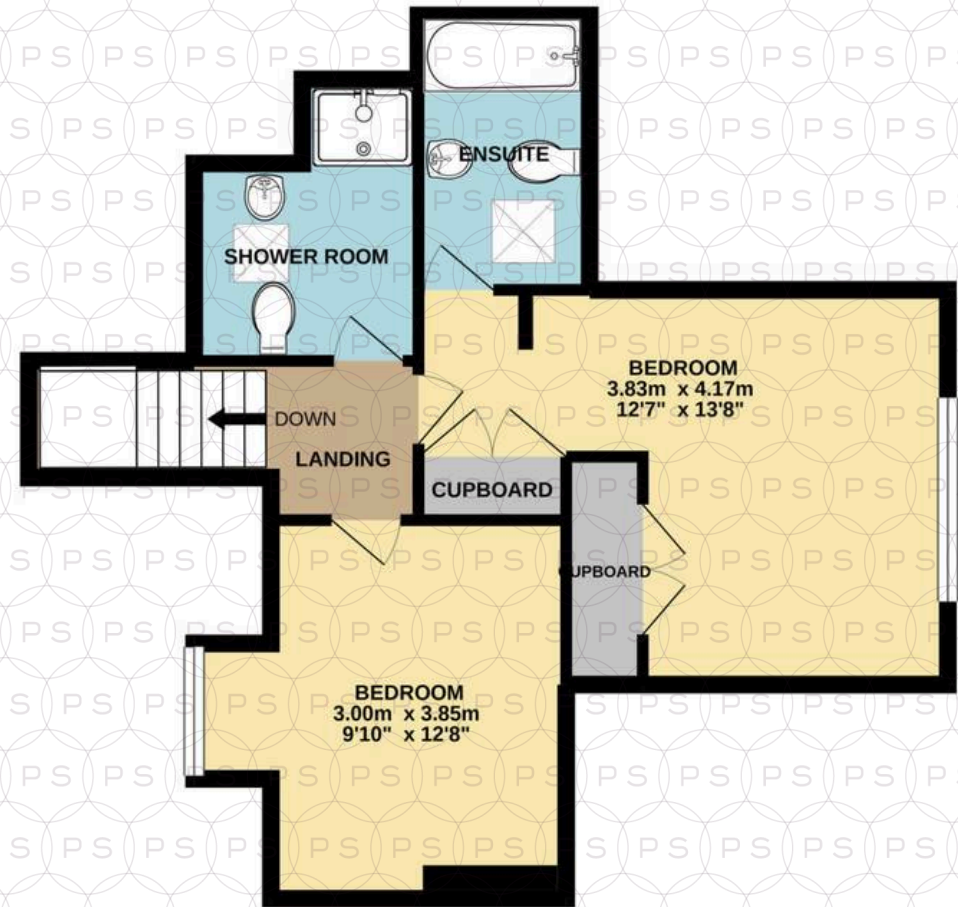
Ideally located, the property enjoys easy access to the vibrant area of Ashley Cross (approx. 1km away), centred around a lovely Victorian Green, and known for its independent cafés, bars and restaurants, as well as regular community events. Parkstone Train Station offers a direct train from Weymouth that heads to London in approx. 2 hours. The opposite direction takes you to Penn Hill offering another vibrant social hub. For active folk, Parkstone Golf Course is just a few hundred metres away, and you can launch watercraft via a public slipway at Whitecliff Harbouride Park, just over a km away. The award-winning beaches of Sandbanks are a short cycle to the south, providing stunning sandy beaches and miles of coastline for outdoor activities year-round.



**GROUND FLOOR**  
54.6 sq.m. (587 sq.ft.) approx.



**1ST FLOOR**  
47.1 sq.m. (506 sq.ft.) approx.



**TOTAL FLOOR AREA : 101,6 sq.m. (1094 sq.ft.) 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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