

Overbury Road | Lower Parkstone | Poole | BH14 9JZ

Offers in excess of £370,000

BEEZUMS

Overbury Road | Lower Parkstone
Poole | BH14 9JZ

- **PRIVATE 5 ACRE DEVELOPMENT**
- **EXCELLENT LOCATION**
- **FIRST FLOOR**
- **EXTREMLEY WELL PRESENTED**
- **THREE DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **LARGE SUN TERRACE**
- **VENDOR SUITED**
- **SHARE OF FREEHOLD**

LARGE SOUTH FACING BALCONY A spacious THREE DOUBLE BEDROOM apartment within the highly regarded Fairview Park development. Moments from Parkstone Golf Club, Ashley Cross, and Parkstone Station. Includes impressive lounge/diner, modern kitchen, two bathrooms and a private garage and parking. SHARE OF FREEHOLD















Fairview Park is a purpose built development set in private, established grounds, located close to Parkstone Golf Club, Ashley Cross amenities, and Parkstone station.

The first floor apartment is accessed via a maintained communal entrance with stairs serving all floors. The accommodation features a spacious, "L" shaped entrance hall with built in storage cupboards. The large lounge/dining room is a particular feature of the apartment, benefiting from a dual aspect and sliding patio doors leading to a covered, South facing balcony which enjoys a very nice outlook over the grounds.

The exceptionally modern and beautifully appointed kitchen has been meticulously designed, offering a comprehensive range of sleek contemporary units and high-quality stone work surfaces. This superb space comes fully equipped with a double oven, a hob, an extractor fan, and an integrated dishwasher, alongside dedicated space for a washing machine.

The property comprises three double bedrooms, two of which benefit from built in wardrobes. The main bedroom also includes an en-suite shower room. The main bathroom is fully tiled and modern, equipped with a white suite including a panelled bath with a shower over, a WC, a wash hand basin, and a heated towel rail.

Outside, the Fairview Park development consists of 48 apartments arranged across five medium to low rise blocks, positioned within five acres of communal gardens. Each block is accessed via a private driveway, and the apartment includes an allocated garage alongside additional visitor parking spaces.





Lower Parkstone is widely regarded as one of Poole's most desirable and affluent residential suburbs. Centred around the vibrant coastal lifestyle of Dorset, the area strikes a perfect balance between a relaxed village atmosphere and superb urban connectivity.

Overbury Road occupies a particularly enviable and peaceful position within this sought after area. It offers a quiet, leafy setting that remains just a short walk from both Penn Hill Village and the bustling hub of Ashley Cross. Residents are completely spoiled for choice when it comes to independent bistros, trendy wine bars, award winning restaurants, and artisan bakeries right on their doorstep.

For leisure and outdoor enthusiasts, the prestigious Parkstone Golf Club one of the UK's premier heathland courses is located nearby. The scenic open spaces of Poole Park and the beautifully landscaped Whitecliff Harbourside Park are easily accessible, offering fantastic walking paths, water sports, and panoramic views across Poole Harbour. Furthermore, the world renowned, Blue Flag golden sands of Sandbanks Beach are just a short ten minute drive away.

Transport links are exceptional for both commuters and lifestyle movers. Parkstone Station is within easy reach, providing regular, direct rail links to Bournemouth, Southampton, and London Waterloo. For road travel, the nearby Wessex Way connects directly to the M27 and M3 motorways, ensuring seamless transit across the South Coast.

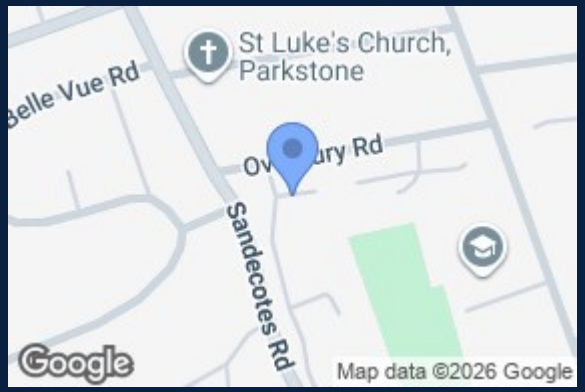








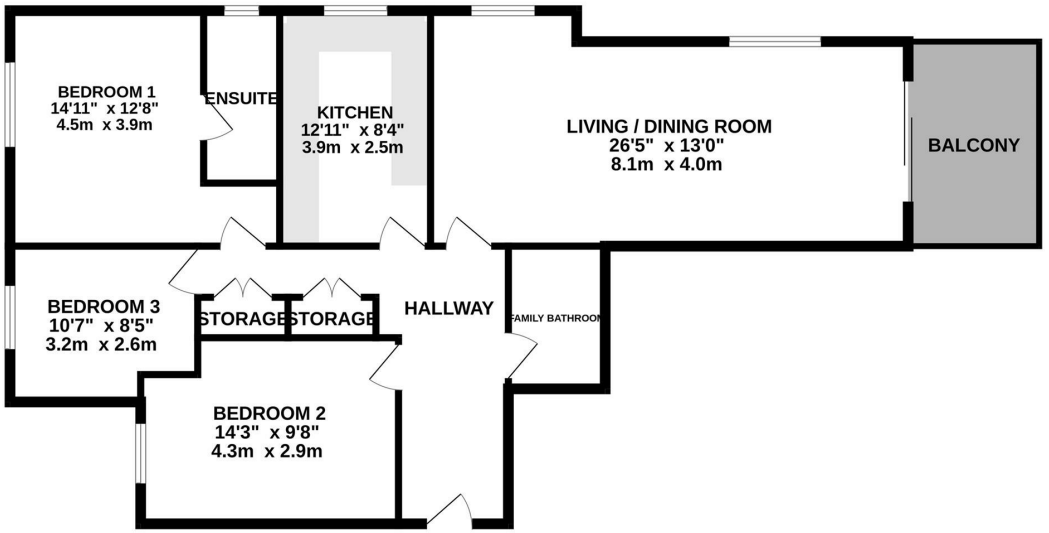




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GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.

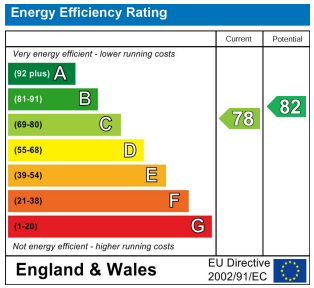


TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

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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Council Tax Band **E**

EPC Rating **C**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.