



Turks Lane | Whitecliff | Poole | BH14 8EW

Offers in excess of £1,195,000

BEEZUMS



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Offers in excess of £1,195,000

- **EXCELLENT LOCATION**
- **OVER 2,000 SQFT**
- **GATED**
- **FOUR BEDROOMS
THREE BATHROOMS**
- **BRIGHT AND
SPACIOUS
THROUGHOUT**
- **200M FROM WATERS
EDGE**
- **ARRANGED OVER
TWO FLOORS**
- **INTEGRAL GARAGE**
- **THREE RECPTION
AREAS**
- **LILLIPUT AND BADEN
POWELL CATCHMENT**



****CONTEMPORARY HOME MOMENTS FROM THE WATER**.** Offering over 2,000 SQ FT of versatile family living with **FOUR DOUBLE BEDROOMS** and **THREE BATHROOMS**. The property features a **PRIVATE LANDSCAPED GARDEN**, **INTEGRAL GARAGE** and all within easy reach of **POOLE HARBOUR**.







Tucked away overlooking Whitecliff Harbourside Park, this contemporary home offers over 2,000 sq ft of versatile accommodation arranged for modern family living. Situated along Turks Lane within the Whitecliff area, the property provides direct access to Poole Harbour and the Dorset coastline, with local schools, amenities, and transport links to Bournemouth and London all within easy reach.

The modern façade leads into an interior layout characterized by clean lines, high-quality finishes, and considerable natural light.

The ground floor features a kitchen/dining room fitted with integrated appliances and ample storage, providing space for both everyday life and hosting. This area connects directly to the main reception spaces, which feature full-height glazing that overlooks the garden.

The accommodation comprises four double bedrooms, including two with en-suite facilities, alongside a separate family bathroom. Each room is designed to combine practicality with modern design, providing distinct private spaces for the household.

Externally, the property features a landscaped, private rear garden suitable for quiet relaxation or al fresco dining. To the front, an integral garage is complemented by gated off-street parking for multiple vehicles.

This property presents an opportunity to acquire a modern coastal home in a sought-after Poole location, balancing layout efficiency with regional convenience.





Situated along the highly regarded and quiet coastal cul-de-sac of Turks Lane, this property occupies a premier position within the sought-after residential suburb of Whitecliff, Poole.

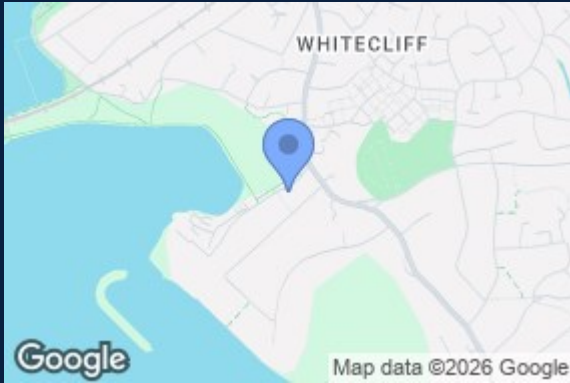
The location provides immediate access to the open green spaces of Whitecliff Harbourside Park, which sits directly opposite the road, and is positioned just moments from the shoreline of Poole Harbour. Maritime enthusiasts will benefit from the close proximity to local sailing facilities, with Parkstone Bay Marina and its popular waterside restaurant, South Deep, located a short walk away.

The property is exceptionally well-placed for day-to-day convenience, sitting within a level walk of local amenities. Nearby Lilliput village offers a range of artisan bakeries, convenience stores, and everyday services, while the vibrant commercial hub of Ashley Cross is quickly accessible, providing an array of independent cafés, boutiques, and restaurants.

For broader leisure, the award-winning Blue Flag beaches of the Sandbanks Peninsula are just a short drive from the doorstep. For families, the home falls within the catchment area for highly regarded local schools, including Lilliput Infant School and Baden-Powell and St Peter's Junior School.

Transport links are excellent; Parkstone mainline train station is located roughly one mile away, offering direct rail links to London Waterloo in approximately two hours. Strong regional road connections also ensure straightforward vehicle access across central Poole, Bournemouth, and the wider Dorset coastline.





Approximate Floor Area = 192.5 sq m / 2072 sq ft (excluding balcony)

This Floor Plan has been drawn for illustrative purposes only and all measurements, including floor area are approximate.



Council Tax Band G EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	79	
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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