

PS

258 Bournemouth Road, Lower Parkstone, Poole - BH14 9AN

For Sale £395,000





258 Bournemouth Road

Lower Parkstone

Homes that represent genuine value in Lower Parkstone have become increasingly difficult to find, particularly detached houses that offer both flexibility and the opportunity to add personal style over time. Located between Penn Hill and Ashley Cross, this home has been carefully looked after during a successful period as a rental property and is now offered with vacant possession. Behind its generous frontage is a surprisingly adaptable layout including three double bedrooms together with a versatile ground floor room suited to a home office, playroom or guest bedroom accommodation with its own private entrance. The wrap around garden follows the changing light throughout the day.

For buyers seeking a detached house in an established location without paying a premium for someone else's refurbishment, this represents a compelling opportunity.

- Detached versatile 4 bedroom home
- Standalone entrance hall with cloakroom
- Open plan kitchen / dining room
- Bright bay-fronted lounge
- Large ground floor bedroom / playroom / study with own entrance
- Upstairs three doubles, one with fitted wardrobes
- Family bathroom
- South-facing patio and garden
- Driveway parking
- Council Tax Band D: £2,399.99
- Total internal area: 1,261 sq.ft
- EPC Rating: E
- Freehold



ABOUT THIS PROPERTY:

A welcoming reception hall features an original timber staircase introducing the character of the house. The bay fronted sitting room enjoys a pleasant outlook across the front garden and retains a calm, traditional feel. Beyond, the dining room connects openly with the kitchen to create a sociable everyday living space. The kitchen itself is practical and well maintained, with direct access outside.

One of the property's strongest attributes is the additional ground floor room. Benefitting from its own independent entrance, it lends itself as a home office, consulting room, hobbies space or occasional guest bedroom, allowing the house to adapt as lifestyles change. A cloakroom completes the ground floor. Upstairs are three genuine double bedrooms, one with fitted wardrobes, together with a family bathroom. The house has been carefully maintained and offers an immediately comfortable home with clear potential to enhance value through sympathetic improvement.

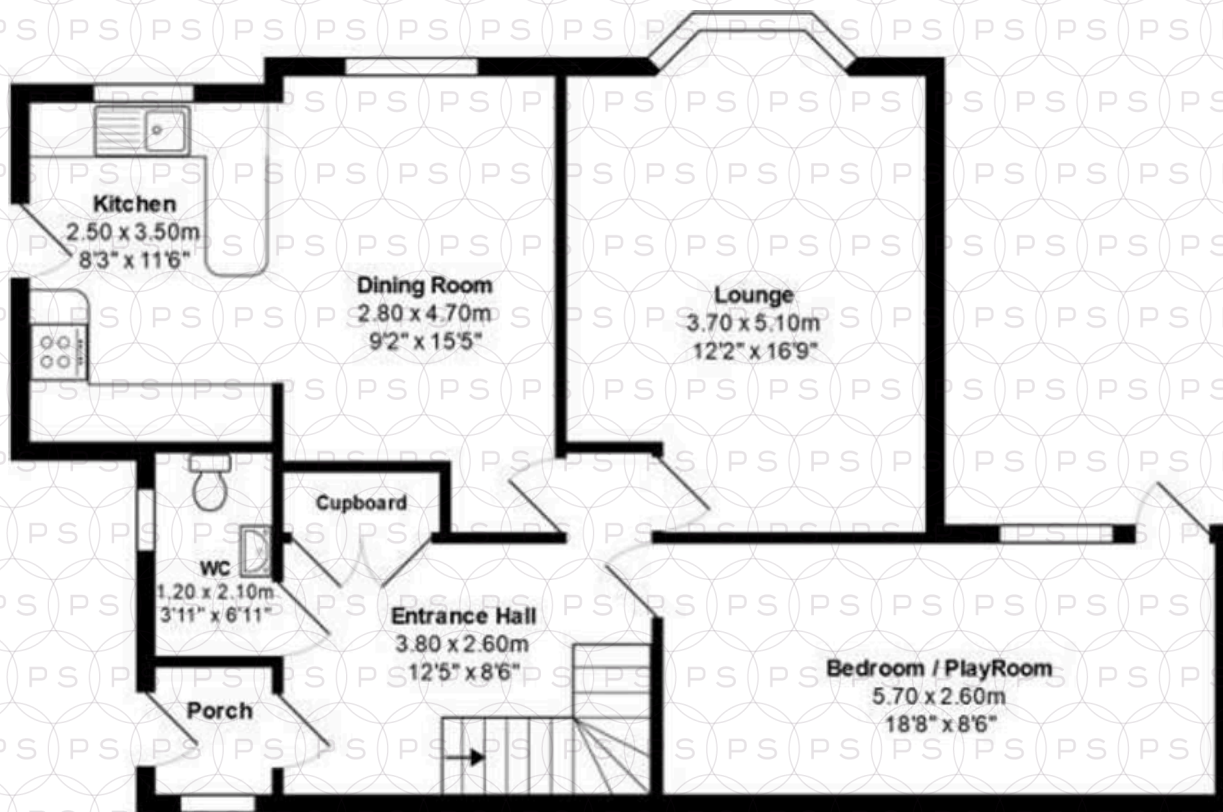
OUTSIDE:

The outside space wraps around the house, creating several distinct areas that enjoy different aspects of the sun across the day. A sheltered south facing terrace sits immediately beside the house and provides an easy setting for outdoor dining, while the remaining garden offer level areas for planting, play or further landscaping. Mature hedging softens the frontage and the gravel driveway provides ample parking, completing a property where the outdoor space offers as much future opportunity as the house itself.

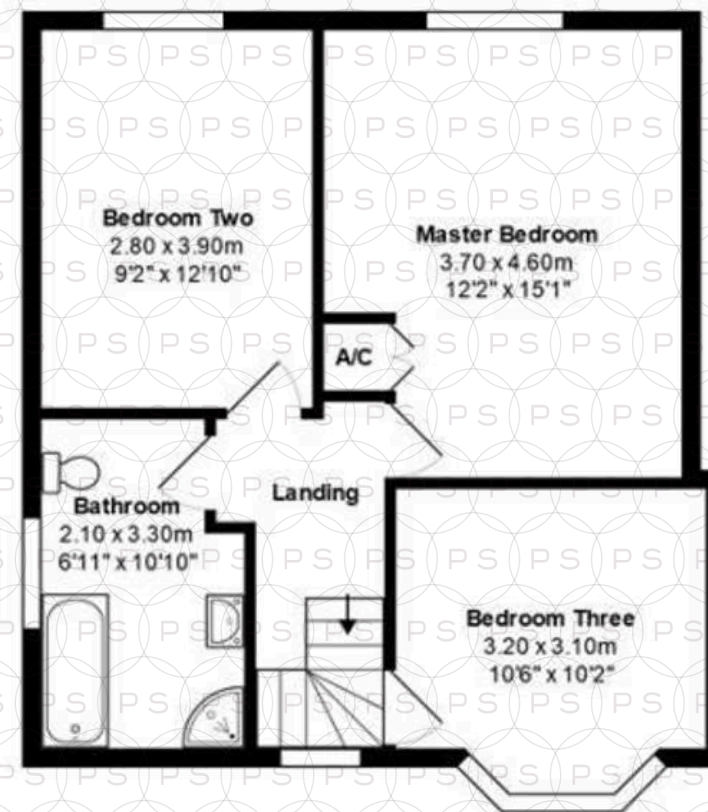
LOCATION:

The property is superbly positioned close to Ashley Cross and within walking distance of Penn Hill's boutique shops, cafés, bars and restaurants. Branksome Train Station links directly to London, while the renowned sandy beaches of Poole can be reached via Branksome Chine wooded footpath from Penn Hill. The property sits within the catchment for the highly regarded Baden Powell and Courthill schools, making it a fantastic choice for families. Offered with vacant possession, this charming home presents an exciting opportunity to secure a well-located residence in a highly sought-after area.





Ground Floor
Area: 68.4 m² ... 736 ft²



1st Floor
Area: 48.8 m² ... 525 ft²

Total Area: 117.2 m² ... 1261 ft²

All measurements are approximate and for display purposes only



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