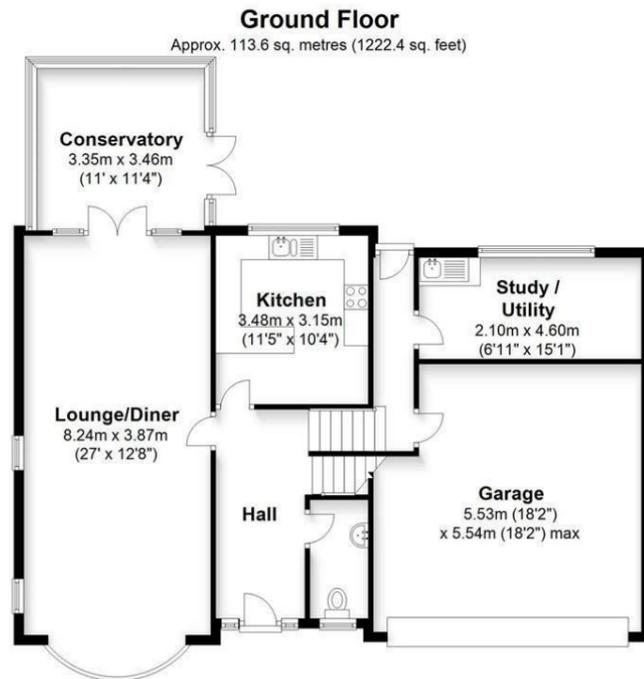


**Canford Cliffs**

Tel: 01202 700771  
 canfordcliffs@keydrummond.com  
 www.keydrummond.com



Total area: approx. 162.4 sq. metres (1747.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



**Offices at:**

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE  
 113 Commercial Road, Ashley Cross, Poole, BH14 0JD  
 14 Dorchester Road, Oakdale, Poole, BH15 3JY



**All room dimensions given above are approximate measurements**

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**23 De Redvers Road, Lower Parkstone, Poole BH14 8TS**  
**£650,000 Freehold**

**\*\*\*3 BEDROOM DETACHED HOUSE WITH PLANNING PERMISSION TO EXTEND \*\*\***Situated in a quiet residential road within the heart of Lower Parkstone and within walking distance to, **ASHLEY CROSS**. The property is in excellent order throughout and offers flexible accommodation including spacious lounge/dining room, conservatory, modern fitted kitchen breakfast room, family bathroom and integral double garage with electric door. The property also has planning permission granted to extend the existing house by adding an additional bedroom and en-suite.

- THREE BEDROOM DETACHED HOUSE
- GOOD DECORATIVE ORDER
- INTEGRAL DOUBLE GARAGE & ORP
- SPACIOUS ACCOMMODATION
- LEVEL & ATTRACTIVE REAR GARDEN
- POTENTIAL FOR FURTHER DEVELOPMENT STPP

## Location

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 with its water sports and 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:

### Entrance Hallway

### Kitchen

11'5 x 10'4 (3.48m x 3.15m)

### Study

6'11 x 15'1 (2.11m x 4.60m)

### Lounge/Dining Room

27' x 12'8 (8.23m x 3.86m)

### Conservatory

11' x 11'4 (3.35m x 3.45m)

### Master Bedroom

13'1 x 10'11 (3.99m x 3.33m)  
with fitted wardrobes.

### Bedroom Two

14'5 x 9'6 (4.39m x 2.90m)

### Bedroom Three

11'4 x 8'10 (3.45m x 2.69m)

### Family Bathroom

### Garage

18'2 x 18'2 max (5.54m x 5.54m max )

