

**53B Sea View Road, Parkstone,  
Poole, BH12 3LR**

**£169,950  
Freehold**

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**A rare opportunity to buy a one bedroom Freehold house forming part of a small development of only four properties. The accommodation comprises sitting room, kitchen, bedroom and bathroom and has the benefit of gas central heating, double glazing, rear garden and a garage in a block. The property now offers considerable scope for improvement by way of updating and modernisation.**

**Approach** Tiled threshold step, covered storm porch, outside light, Upvc front door to:

**ENTRANCE VESTIBULE** Dado rail, door to:

**SITTING ROOM** 16' 4" x 11' 8" (4.98m x 3.56m)  
UPVC double glazed front aspect window with outlook over garden, ornamental fire surround with raised ceramic tiled hearth, dado rail, coved and artexed ceiling, panel radiator, staircase to first floor

**KITCHEN** 9' 0" x 5' 7" (2.74m x 1.7m) Fitted with a simple range of base and wall mounted drawers and cupboards with adjacent worktop having ceramic tiled splashbacks, single drainer stainless steel sink unit, gas and electric cooker points, space and plumbing for automatic washing machine, UPVC double glazed side aspect window, coved and artexed ceiling, understairs storage cupboard

**FIRST FLOOR LANDING** Built in cupboard housing central heating boiler, dado rail, loft hatch, coved and artexed ceiling

**BEDROOM 1** 11' 9" x 11' 9" (3.58m x 3.58m)  
UPVC double glazed front aspect window, panelled radiator, coved and artexed ceiling

**BATHROOM** Comprising coloured suite with panelled bath, wall mounted Mira shower, low flush WC, pedestal wash hand basin, UPVC double glazed side aspect window, coved and artexed ceiling, part ceramic tiled walls, panelled radiator

**OUTSIDE - FRONT** To garden lies to the front of the property and comprises a paved area with flower and shrub borders, a small lawn and ornamental garden with raised pond enclosed by picket fencing. The property has a GARAGE in a block.

**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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**Consumer Protection from Unfair Trading Regulations 2008.** 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 13356**



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