



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

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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.

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65 Sea View Road, Parkstone, Poole BH12 3LR Guide Price £270,000 Freehold

**** SALE AGREED BY KEY DRUMMOND **** A stunning semi detached family home which has been updated to a very high standard by the current owners. The property offers entrance hallway, lounge, dining room, LUXURY KITCHEN with built-in dishwasher, BESPOKE family bathroom and en-suite shower room to the master bedroom, TWO DOUBLE BEDROOMS and a good sized single bedroom, double glazing, new central heating, new electrics, new flooring throughout, private rear garden, off road parking and NO FORWARD CHAIN. Viewing is highly recommended.

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| <ul style="list-style-type: none"> ■ SEMI-DETACHED THREE BEDROOM COTTAGE ■ NEWLY FITTED KITCHEN & BATHROOMS ■ NEW ELECTRICS & CENTRAL HEATING ■ OFF ROAD PARKING | <ul style="list-style-type: none"> ■ TASTEFULLY & SYMPATHETICALLY REFURBISHED ■ TWO RECEPTION ROOMS ■ PRIVATE REAR GARDEN ■ NO FORWARD CHAIN |
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Sea View Road
A tastefully refurbished three bedroom semi-detached Victorian cottage close to local shops and amenities and an easy walking distance to Ashley Cross. The property has been sympathetically designed by an interior designer with a luxury fitted kitchen and separate dining area opening out onto the landscaped rear garden. Upstairs offers a master bedroom with luxury en-suite shower room, newly fitted bespoke family bathroom, one further double bedroom and a good sized single. The property also offers newly fitted central heating, new electrics, double glazing, and new flooring throughout. To the front of this lovely cottage, there is off road parking and to the rear, there is a private rear garden.

Location:
Sea View Road is centrally located for local shops and amenities and walking distance to the Sea View beauty spot with fabulous views over the harbour and the Purbeck hills beyond. Good transport links into Poole just over two miles from the centre of Historic Poole including its beautifully kept Poole Park with its boating lake, tennis courts, and bowling green. Poole General Hospital, fitness centres, bars, cinema, theatre, restaurants, and shopping centre. There are the local Blue Flag beaches of Bournemouth and Sandbanks for the sun worshippers in the family and Poole's local marinas for the boating enthusiasts. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International airport respectively. Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Vendor Comments
Whether renovating a house or hotel a building’s architecture, history and location should always be considered. For No.65 it was important to me to retain the charm of the 1901 Victorian cottage but to also add a layer of contemporary details to refresh it's interior.

The new cottage timber front door was painted in F&B Pigeon to compliment the stone white exterior.

The open stair in the well proportioned entrance hall was exaggerated by using an off-black with a blue undertone, creating a contrast between the off-white walls and drawing you into the home.

Having the kitchen as the ‘heart of the home’ and a continuous floor directed towards the light meant the living areas are open enough to feel cohesive yet private enough to feel cosy.

The new kitchen was inspired by the traditional shaker cabinets and by pairing a daring dark front with the contrasting slim Alabaster counter a modern edge was added to the historical style.

The bathroom palette is a calming scheme with chrome Hansgrohe brassware, muted glazed ceramic tiles and reclaimed timber basin shelf to soften the space.

Entrance Hall:

Lounge
13'4" x 10'1" (4.07 x 3.09)

Kitchen:
12'10" x 10'7" (3.92 x 3.24)

Dining Room:
9'0" x 8'11" (2.76 x 2.72)

Stairs from the lounge, to the first floor landing

Master Bedroom
10'7" x 10'1" (3.24 x 3.09)

En-Suite Shower Room:

Bedroom Two:
11'8" x 9'3" (3.58 x 2.83)

Bedroom Three:
8'0" x 6'2" (2.44 x 1.88)

Modern Family Bathroom:

Landscaped Rear Garden:

Off Road Parking to the Front

Tenure: FREEHOLD
SAT NAV: BH12 3LR
EPC rate: D 2018
Council Tax Band: C £1552.37 2019/2020
School Catchment Area:
Please contact the Borough of Poole for current admission information: -
school.admissions@poole.gov.uk

