



17 Windsor Road, Poole BH14 8SF
Guide Price £600,000 Freehold





Lower Parkstone

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 and its water-sports / 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.

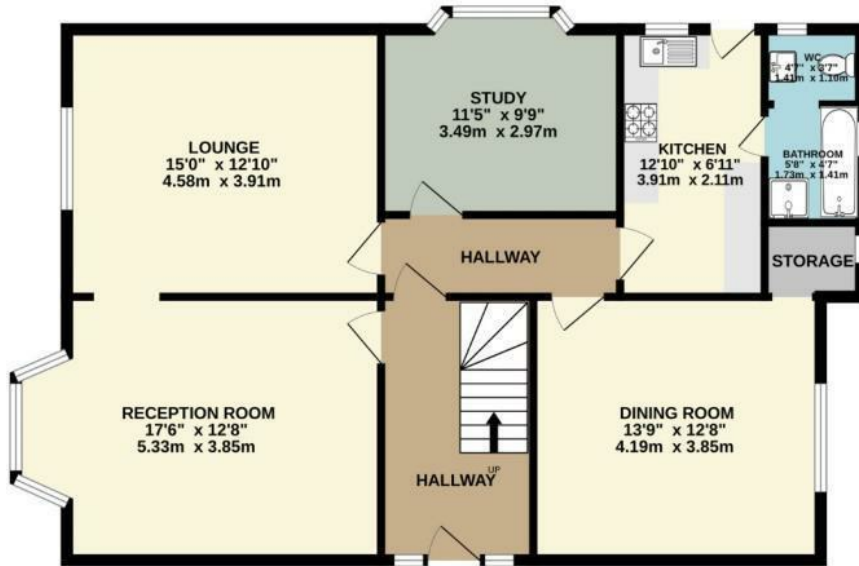
Property Comprises

A substantial character-filled family home situated on a generous plot, located on a desirable road just a short stroll from the vibrant heart of Ashley Cross and Parkstone train station. Previously configured as two separate flats, this property offers spacious interiors featuring a large entrance hall, four expansive reception rooms, a kitchen, and a bathroom on the ground floor. The first floor comprises five double bedrooms, a family bathroom, and a separate WC.

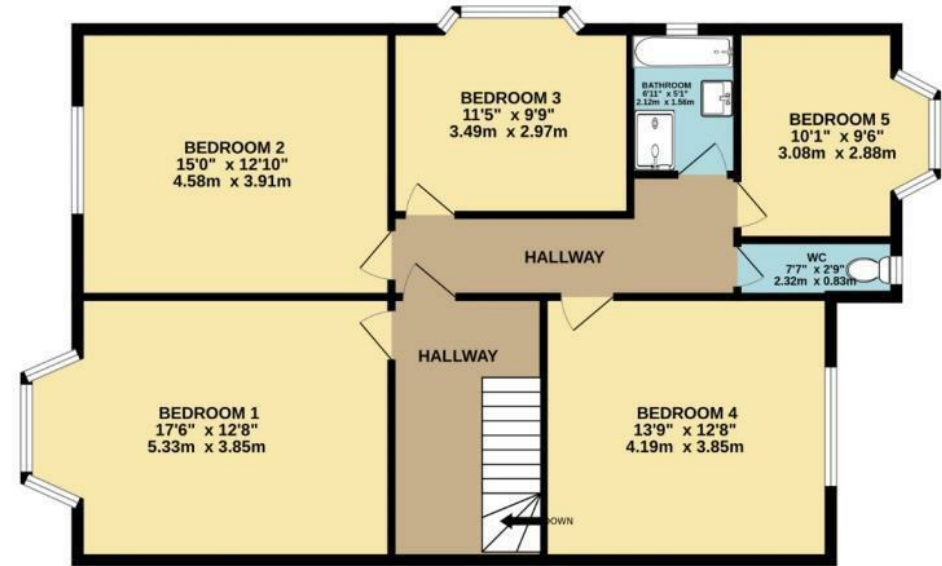
Externally, the property boasts a spacious driveway with off road parking for a good number of vehicles and access to a large detached garage, the plot is large and level with the rear garden being south facing and enjoying open outlook. The property requires full internal modernization, but presents a rare and remarkable opportunity to secure a generously sized family residence or explore development potential, subject to planning permissions. Offered with vacant possession and available with no forward chain,



GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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:

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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.

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B		74	(82 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(55-68) D	(39-54) E	37		(39-54) E	(25-38) F		
(39-54) E	(21-38) F			(21-38) F	(1-20) G		
(21-38) F	(1-20) G			(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	