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**20 Ponsonby Road, Parkstone,
Poole, Dorset, BH14 9HE**

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FREEHOLD PRICE £375,000

A charming, character 1930's detached family 3 bedroom home, set on an elevated plot in a popular location, within access to well regarded local schools and amenities. The property has 2 reception rooms with a modern kitchen on the ground floor and 3 bedrooms and a bathroom on the first floor. The house enjoys views over Parkstone from its elevated position and has a parking bay at road level and is approached via block paved steps with a fixed handrail to the front door. At the front is a paved southerly facing terrace and a good size rear garden. The rear garden has an outside patio/eating area from the dining room and steps up to 2 further tiers. The top tier has a good size area of lawn and is fully enclosed.

- Charming 1930's 3 bedroom detached home, bedroom 1 with built in wardrobes
- Providing excellent value for money in this popular location
- Well presented throughout with laminate flooring on the ground floor and modern internal décor
- Parking space at road level
- 2 reception rooms with the lounge having a bay window looking over the front of the house and the dining room having doors to the garden
- Dual aspect kitchen with white gloss units with laminate work tops over and integrated appliances to include 4 zone ceramic hob, oven, extractor, dishwasher, and under counter fridge and freezer. Dual aspect windows with views over the rear garden and to the side of the property. Door to the side
- Understairs cupboard with electrics and space and plumbing for washing machine and tumble dryer
- First floor family bathroom with shower over the bath
- Gas central heating and new double glazing in 2021
- Very private, outside areas set on a variety of levels to include a front southerly facing paved terrace, rear patio from the dining room for outside eating, steps to more natural garden tier, housing the washing line, and further steps to an enclosed garden with lawn and used as a children's play area

Please note the property is approached via 18 steps and there are over 20 steps leading up to the top garden

The property is located off Bournemouth Road and close to Alexandra Park which offers a large area for a pleasant stroll and there is also a playpark for children of all ages. There are some very good schools in the area, the nearest being Courthill Infant School, Heatherlands Primary School and Baden Powell Middle school. The vibrant Penn Hill Village is half a mile away and Ashley Cross and Parkstone shops in Ashley Road, are within a mile. Branksome train station is under a mile, Branksome Retail Park, which is under half a mile, Tesco and Lidl, within half a mile and Bournemouth Town Centre with its vast array of shops and amenities are just over 2 miles away.

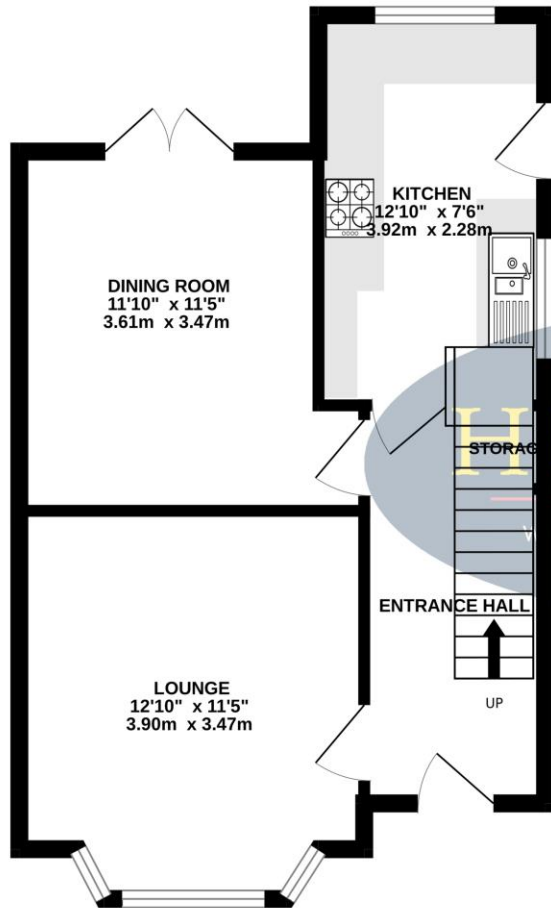
Council Tax: C

EPC Rate: E

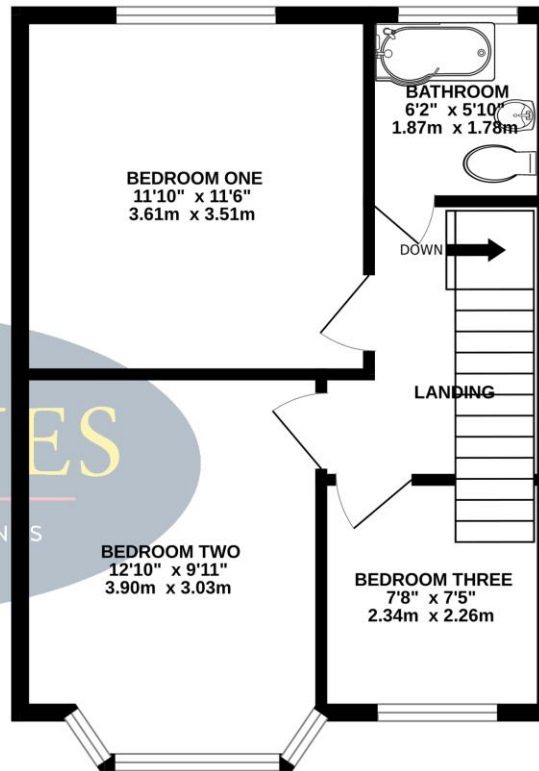




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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