



**69 South Western Crescent, Lower Parkstone,  
Poole, Dorset, BH14 8RP**

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## FREEHOLD PRICE £600,000

A delightful plot and position for this 3 bedroom detached bungalow, set at the end of a quiet cul-de-sac in this popular location. The home offers a spacious lounge/dining room, large conservatory, kitchen with appliances, cloakroom and family shower. The bungalow has a westerly facing level rear garden with garage, and a block paved driveway with parking for 2 cars. The property is to be sold vacant, with no onward chain and probate has been granted. Its location is just under a mile from Parkstone Golf Course and a similar distance to Whitecliff Harbourside Park.

- Delightful plot with a wonderful westerly facing garden
- Potential for modernisation and personalisation
- 3 bedroom bungalow, set in a popular location
- Dual aspect lounge/dining room
- Generous conservatory leading to the garden
- Modern kitchen fitted with an excellent range of units with work tops over and fitted with integrated gas hob, extractor, oven, fridge/freezer and freestanding washing machine and dishwasher
- Cloakroom and separate shower room with walk in double shower, wc and wash hand basin
- Double glazing and gas central heating
- Currently in the catchment area for Baden Powell Junior School
- Single garage
- The private rear garden is a particular feature, being westerly facing, having a paved patio, area of lawn with established trees, plants and flowers
- Off road parking for 2/3 cars and attractive front garden
- Sold vacant with no forward chain

South Western Crescent has everything on your doorstep. Number 69 is set at the end of a quiet cul-de-sac, with access to many local amenities, making it highly convenient. Parkstone Golf Course is just over half a mile away and Ashley Cross with its café culture and range of independent shops, cafes, bars and patisserie is also under a mile away. Whitecliff Harbourside Park which has lovely open spaces and a harbourside walk through to Poole Harbour is also just over ½ a mile away and the beautiful award winning beaches of Sandbanks and Canford Cliffs are just over two miles away.

**COUNCIL TAX BAND: E**

**EPC RATE: D**

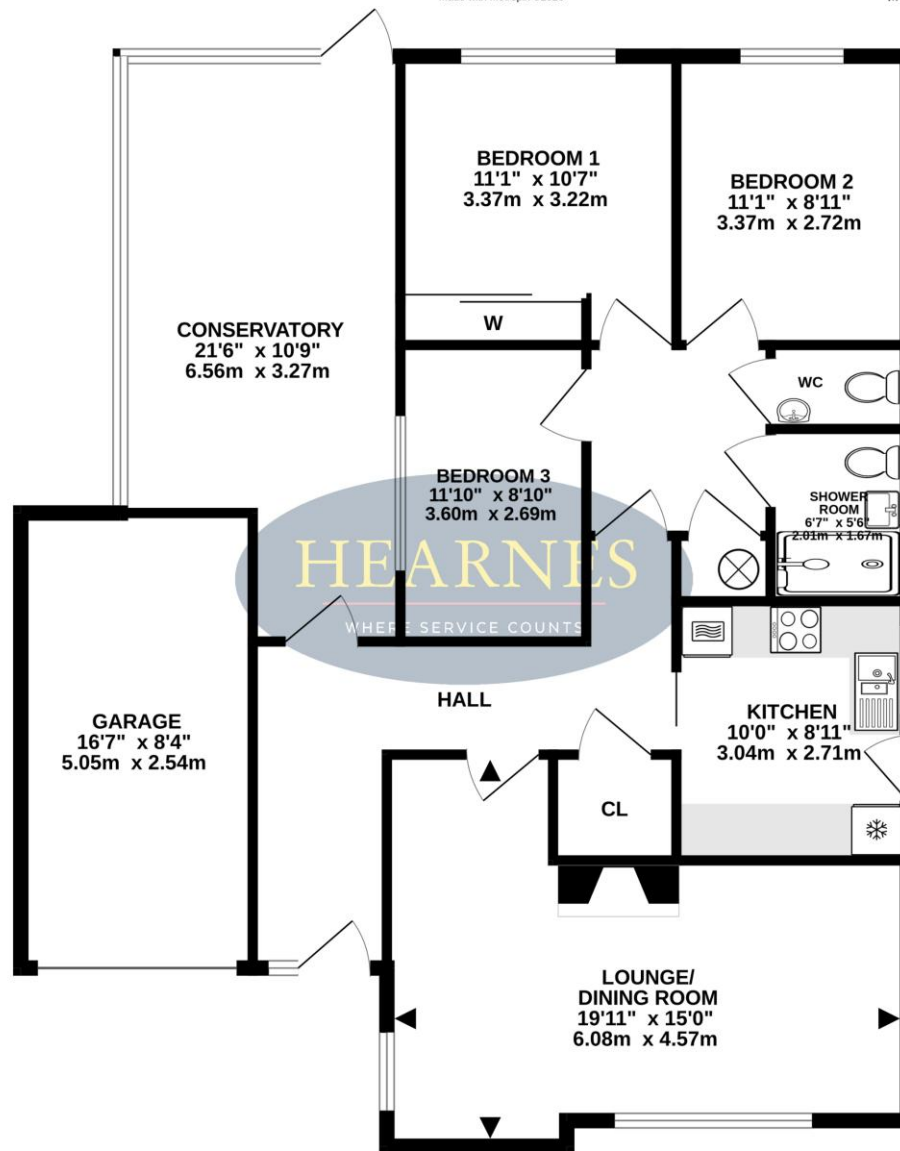
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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