

Spur Hill Avenue, Lower Parkstone BH14 9PH

£695,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A rare opportunity to acquire the entire South-Westerly facing wing of a stunning period property located on a quiet, tree-lined road in the heart of the highly sought-after area of Lower Parkstone. The property is currently arranged as two separate apartments which could be ideal for buyers wanting a home that can accommodate multi-generational living, or alternatively purchasers wanting a property with strong income potential. With a large private garden, generous gated parking and a detached garage - as either two separate homes (as in the existing format) or as a combined property that already has the correct arrangement for self-contained 'annexed' living, we feel that this is a unique chance to purchase a home that has considerable potential and a well-regarded address.

## Key Features

- Currently arranged as two large apartments
- Entire South-Westerly wing of a beautiful period property
- Large established gardens
- Off-street parking and detached garage
- Ideal for multi-generational living
- Potential for self-contained annexed accommodation
- Considerable gated parking and detached garage
- Offered with no forward chain



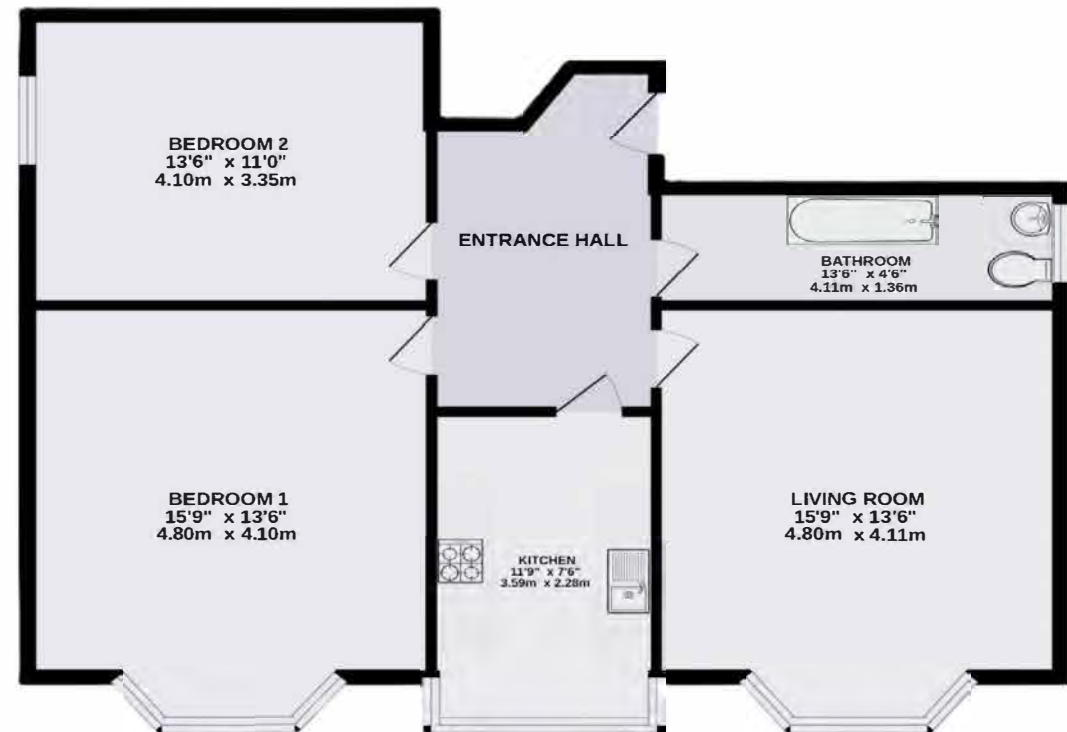




Ground Floor - Approx 69.7sqm 750.24sqft)



First Floor - Approx 72.8sqm (783sqft)



Floor plans are provided for illustration purposes only & are not drawn to scale. Dimensions shown are to the nearest 7.5cm/3 inches. Total approx area may include any external terraces, balconies and other external areas.





### About the Property

The property is currently arranged as two separate apartments which form the South-Westerly wing of a stunning period residence. Both of the apartments enjoy a positioning next to a particularly large private garden which could be ideal for multi-generational families who are looking to acquire separate homes in a property where they have the ability to enjoy shared spaces. Alternatively, the gardens could be divided to provide more private spaces whilst a family can still enjoy being within close proximity of other members.

The house has been split into four apartments (with two privately owned apartments being positioned to the rear) and the orientation of all apartments gives an incredibly private aspect to all residents. The freehold for the entire building is also included in the sale.

As can be seen from the floorplans, the layout is highly conducive to future alterations to accommodate a plethora of requirements. If conversion to form a larger main dwelling with a smaller self-contained annexe was preferable, this could be easily achieved - alternatively, a simple refurbishment of the existing layout to provide two separate, spacious apartments would be all that's required. It should also be noted that as a single dwelling, the property could offer semi-detached accommodation in a location where the usual selling prices of property are far higher than the marketing price.

The garden is also a particularly good size and the amount of gated off-street parking that's available allows for motor homes, work vans or multiple cars to be securely stored.

Tenure: Freehold

Council Tax Band: To be confirmed as currently two separate dwellings

### About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.







## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





#### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

**MAYS**  
ESTATE AGENTS