



15a Gwynne Road, Parkstone, Poole,  
Dorset, BH12 2AR

# 15a Gwynne Road, Parkstone, Poole, Dorset, BH12 2AR

## Freehold Price (subject to and benefitting from a lease on the upper floor flat) £185,000

A spacious character ground floor one bedroom flat with private garden, parking and sold vacant with no forward chain. The flat has its own private entrance and forms the ground floor of a 1930's semi-detached house. Offering a lounge with bay window, good size double bedroom, separate kitchen and shower room. Further benefitting from gas central heating, double glazing and owning the freehold for both 15a and 15b.

- Character one bedroom ground floor flat being one of only 2 flats in this 1930's semi-detached home
- Good size private garden with decked area, shed and lawn
- Off road parking to the front
- Spacious lounge with wood effect flooring and bay window
- Double bedroom with views over the garden
- Dual aspect kitchen fitted in a range of shaker style unit with work tops over and freestanding cooker and space for washing machine and undercounter fridge. Floor with trapdoor leading to cellar storage
- Tiled shower room with corner shower, wc and wash hand basin
- Double glazing and gas central heating
- Sold vacant with no forward chain

(NB The rear garden is divided into 2 areas and separated via a fence. The ground floor flat owns the garden closest to the flat and 15b owns the rear part of the garden. As 15a owns the whole freehold of the building, the garden could be fenced off to provide more privacy)

Gwynne Road is conveniently located off Alder Road in Parkstone. Set within a few hundred yards of Ashley Road in Parkstone with its array of shops and eateries facilities and a few hundred yards to Redlands Retail Park. The Branksome Business Park is under half a mile away along with Branksome Station, and Recreation Ground. Penn Hill is just over a mile, Ashley Cross 1.5 miles and Poole Town Centre, 2 miles. The local Heatherlands school is extremely popular and are hundred yards away.

COUNCIL TAX BAND: A

EPC RATING: D

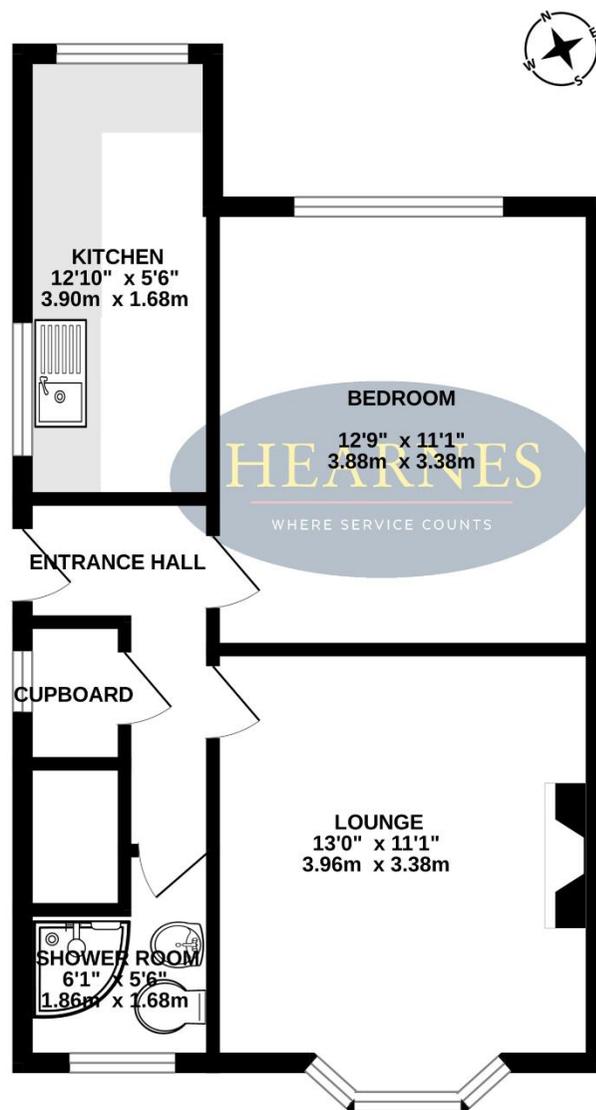
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

TOTAL FLOOR AREA : 433 sq.ft. (40.2 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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