

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



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FREEHOLD PRICE £365,000

A characterful and charming 1930's 3 bedroom detached house set on an elevated plot in a tucked away road comprising of a lounge with elevated rooftop views, dining room to the rear, fully fitted separate kitchen and family bathroom. The rear garden has an outside patio/eating area from the kitchen and steps up to a super private lawned area. The property has been a cherished and enjoyed family home for over 65 years enjoying the sunny elevated gardens and being in central proximity to Westbourne and Penn Hill, and can be sold with no forward chain!

- A charming 3 bedroom 1930's detached house nestled on an elevated plot
- Good sized lounge with bay window and roof top views
- Dining room with open fireplace
- Separate fitted kitchen to include white shaker style units, wood worktops, gas oven, gas hob, washing machine and dishwasher
- Mahogany flooring throughout the downstairs accommodation
- Family bathroom to include bath, shower with hook over bath, wash hand basin and wc
- The front door to the property is approached via 26 shallow steps, and another 36 steps to the top of the incredibly private rear tiered garden
- Very private, outside areas set on a variety of levels to include a front southerly facing paved patio, rear patio from kitchen for outside eating, outside shed and steps to more natural garden tier which is fully enclosed
- The property has no off-road parking, but potential to create a space like several others on the road – there are on road parking options directly outside the property
- Gas central heating and double glazing throughout
- Can be sold with no forward chain!

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

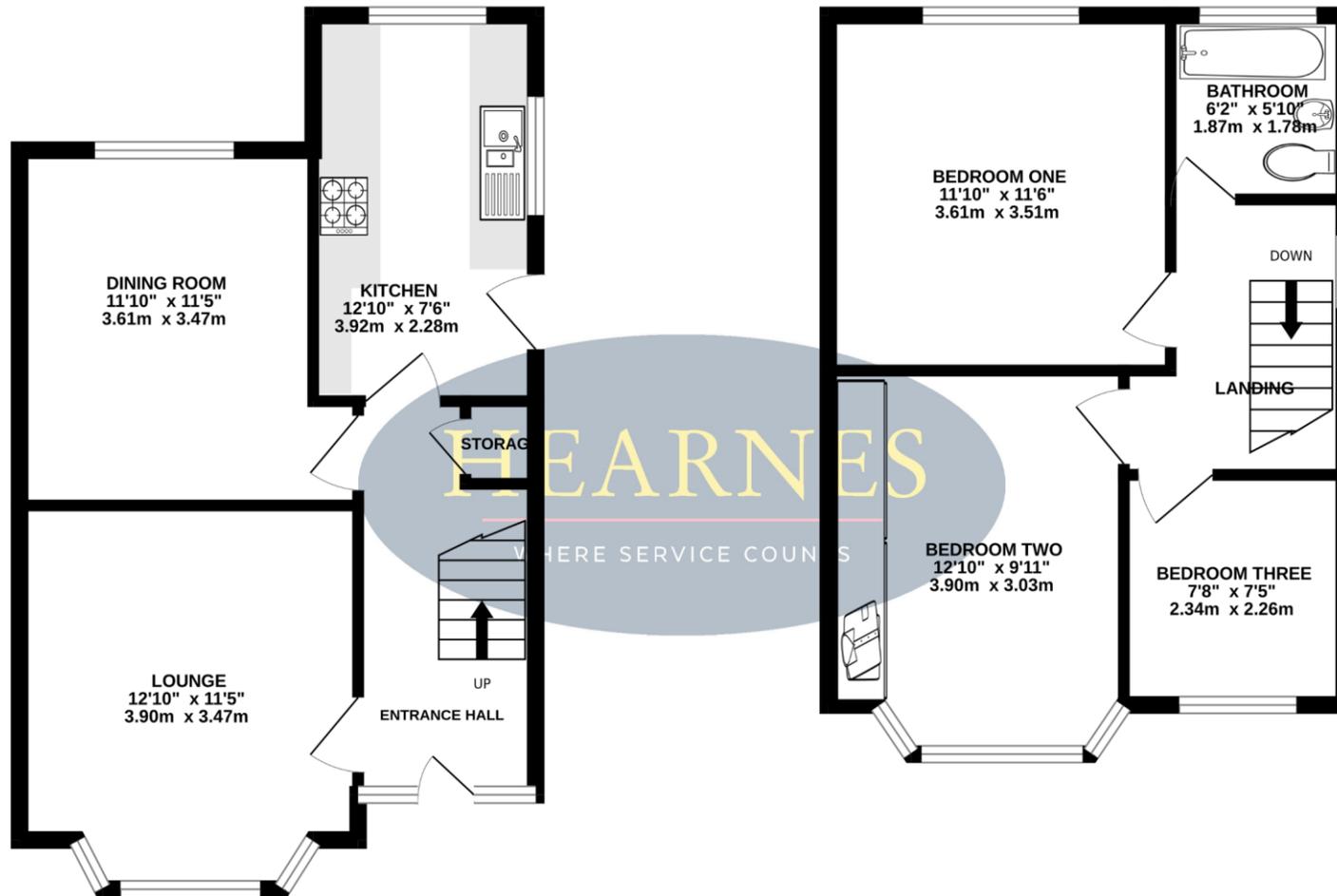
EPC Rate: E





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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