

1 Aldersgate Way, Parkstone, POOLE, Dorset BH12 3DZ

£325,000 Freehold

An exceptional Church Conversion sympathetically constructed by Holton Homes in 2013. The property is conveniently situated in Parkstone between Poole and Bournemouth and within close proximity to local shops, central bus routes and amenities at Ashley Road. The building was restored to its former glory utilising it's character to provide this unique home. The accommodation comprises of a 20ft lounge/diner, luxury kitchen, downstairs W.C, spacious entrance hallway, galleried landing, two double bedrooms with sky lights, and contemporary bathroom. Externally the property boasts a stylish low maintenance front garden with lit decked sun terrace and Electric gates leading to two parking spaces, one additional allocated space and one visitor space. Further features include: recirculating air pump system for air purification, integrated appliances to kitchen, storage cupboards, stain glass windows, gas central heating and UPVC double glazing. Local Schools - Sylvan Infant, Heatherlands Primary and Livingstone Juniors.

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

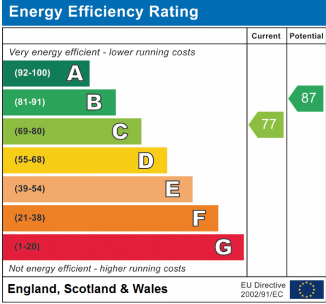
1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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.  
Made with Metropix ©2022



- Entrance Hallway 14' 6" x 5' (4.42m x 1.52m)
- Lounge 20' 5" x 12' 3" (6.22m x 3.73m)
- Kitchen/Diner 15' 7" x 8' (4.75m x 2.44m)
- Downstairs W.C 5' x 4' 4" (1.52m x 1.32m)
- Storage Cupboard 3' x 2' 7" (0.91m x 0.79m)
- Landing 11' 6" x 5' (3.51m x 1.52m)
- Master Bedroom 17' 8" x 8' 9" (5.38m x 2.67m)
- Bedroom Two 19' 4" x 9' 0" (5.89m x 2.74m)
- Bathroom 8' 4" x 8' 2" (2.54m x 2.49m) max
- Storage Cupboard 4' 7" x 3' (1.40m x 0.91m)
- Garden With sun terrace
- Parking Allocated and Visitors spaces
- Council Tax Band - C



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.