

Broadwater Avenue, Lower Parkstone BH14 8QY

Guide Price £650,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A well-presented and rarely available three-bedroom detached home situated on a highly regarded residential road, just moments from the open waters of Poole Harbour at Whitecliff Harbourside Park and within catchment for several highly sought-after schools.



## Key Features

- Sought-after Whitecliff location, close to Harbourside Park and Poole Harbour
- Well-regarded residential road with access to popular school catchments
- Detached three-bedroom family home on a south-facing plot
- Spacious front-to-back lounge/dining room with sliding doors to garden
- Original parquet flooring
- Separate kitchen with garden views and external access
- Private sun terrace and easy-maintenance landscaped garden
- Block-paved driveway providing off-road parking for multiple vehicles, detached garage with side access
- Ideal for families or buyers looking to create added value (STPP)
- Chain free



## About the Property

This charming property occupies a generous south-facing plot and offers an ideal layout for family living. On entering the home, you are welcomed by an inviting hallway with original parquet flooring that leads to the principal living areas.

The spacious dual-aspect lounge/dining room extends from front to back, filled with natural light thanks to its sunny orientation and large sliding patio doors that open onto the rear garden. A separate kitchen enjoys serene garden views and provides access to a private sun terrace, ideal for alfresco dining and entertaining.

Upstairs, the first floor hosts three generously sized bedrooms, a family bathroom, and loft access, offering potential for a future side extension (subject to planning).

The exterior is equally impressive, with a beautifully maintained, low-maintenance rear garden featuring mature borders and a raised lawn. To the front, a block-paved driveway provides ample off-road parking and leads to a private garage with side access.

Tenure: Freehold

Council Tax Band: E (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

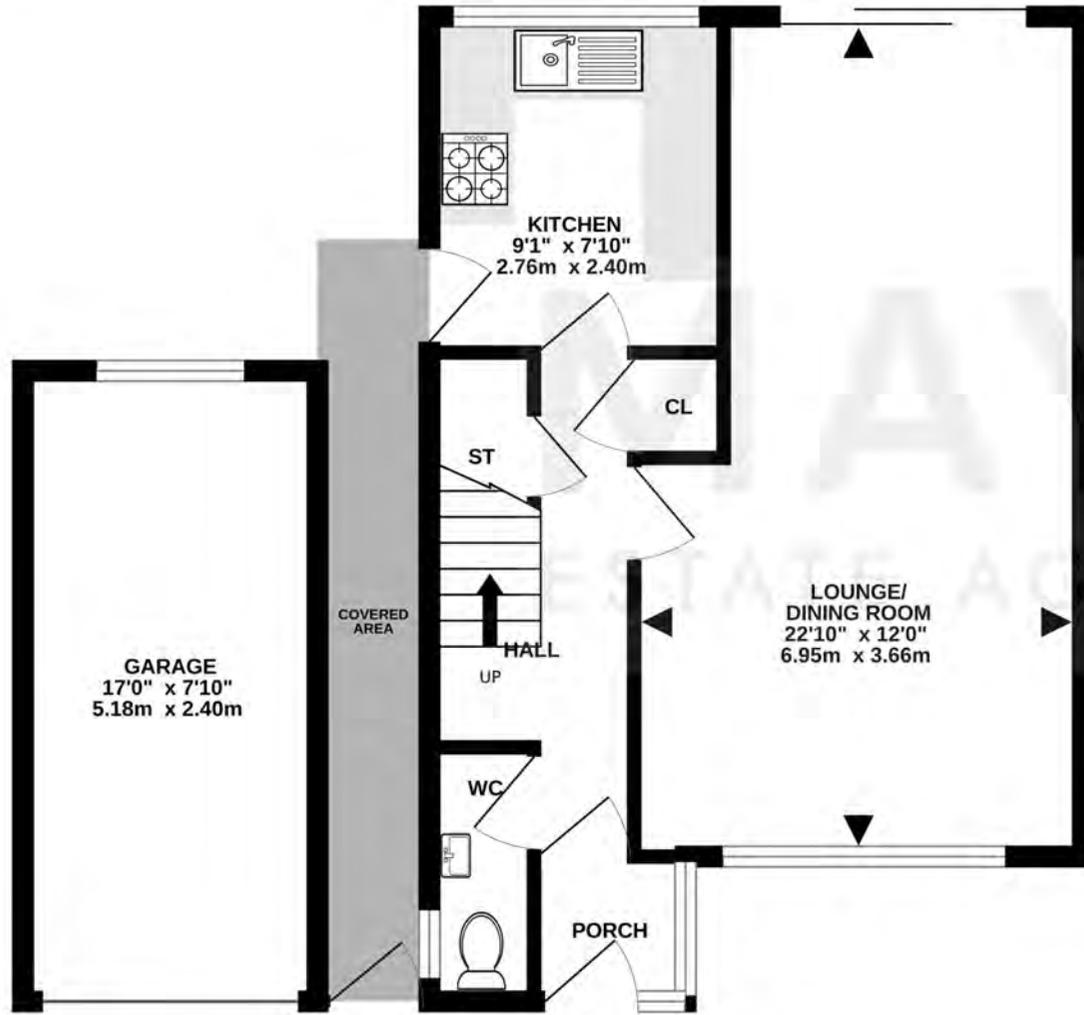




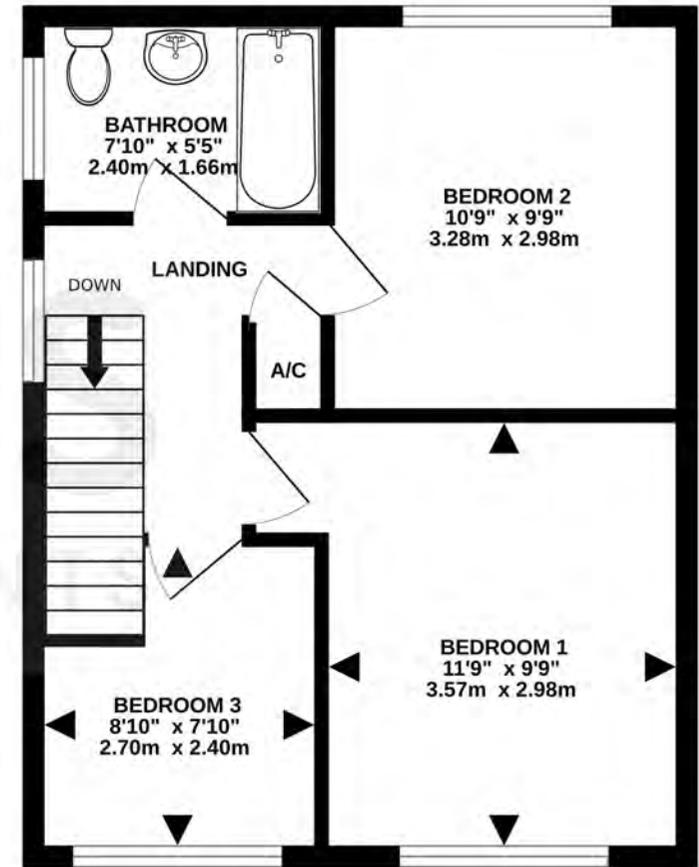
TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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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GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



## 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

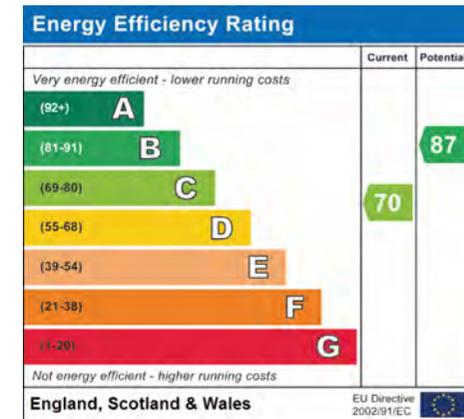
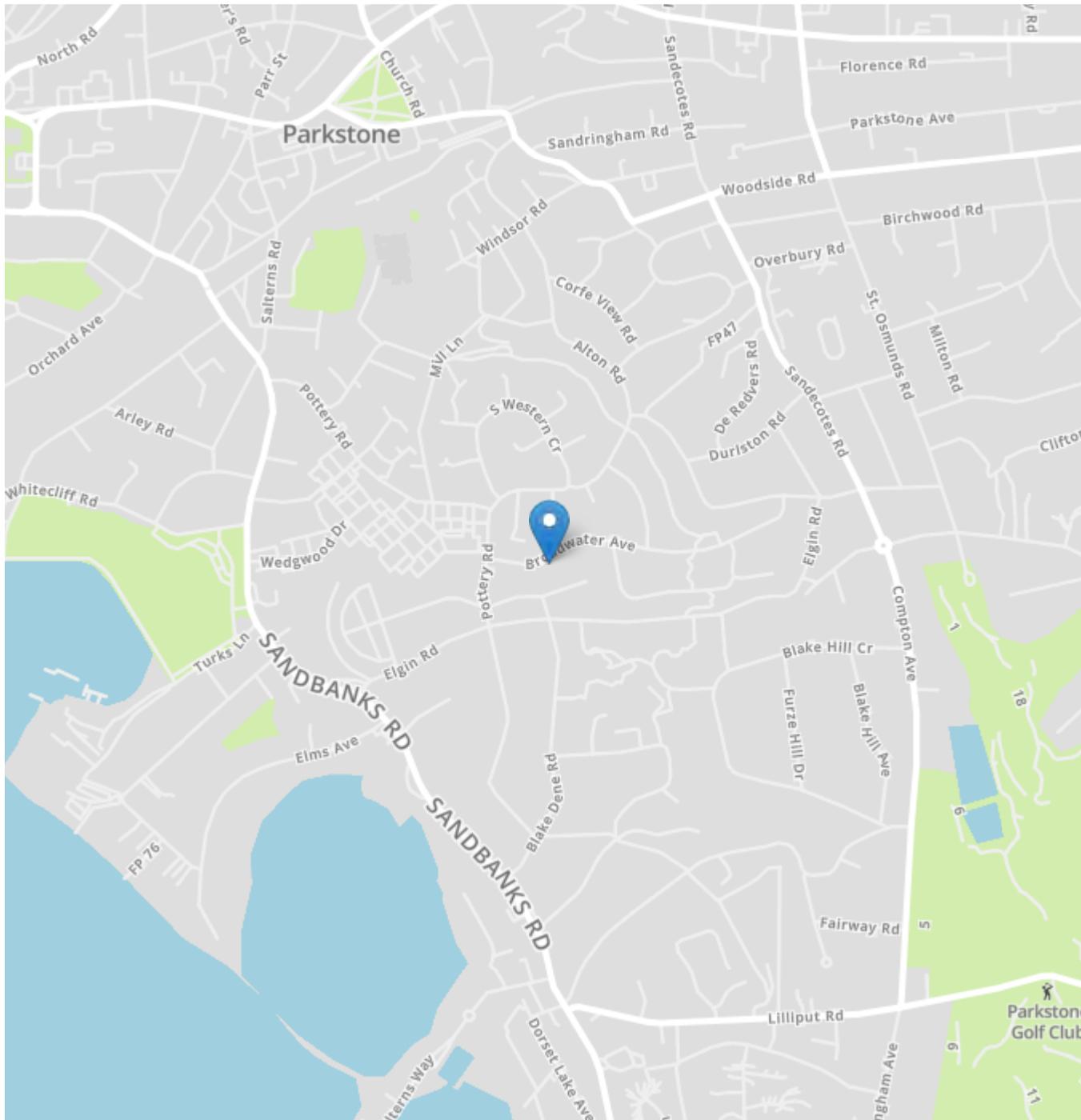


## About Mays

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.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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