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**111 South Western Crescent, Poole,  
Dorset, BH14 8RZ**

# 111 South Western Crescent, Lower Parkstone, Poole, Dorset, BH14 8RZ

## Freehold Price £475,000

A fabulous plot and position for this 3 double bedroom semi-detached house, set at the end of a quiet cul-de-sac in this popular location, with a very generous rear and side garden. Perfect for a family, the home offers a very practical layout with a spacious lounge/dining room, kitchen, ground floor cloakroom and family shower. The home further has a fabulous westerly facing level rear garden with garage, and a shared driveway leading to a parking space. The property is to be sold vacant, with no onward chain and probate has been granted. Its location is just under a mile from Parkstone Golf Course and a similar distance to Whitecliff Harbourside Park.

- Fabulous plot with a wonderful westerly facing garden
- Potential for modernisation and personalisation
- 3 double bedroom semi-detached home, set in a popular location
- Double reception room (lounge/dining room) and further snug/office
- Modern kitchen fitted in a range of white units with work tops over and fitted with integrated induction hob, extractor, oven and space for washing machine, dishwasher and fridge/freezer
- Spacious entrance hall with stairs to a galleried landing
- Ground floor cloakroom
- First floor shower room with corner shower, wc and wash hand basin
- Double glazing and gas central heating
- Currently in the catchment area for Baden Powell Junior School
- Detached garage
- The garden is a particular feature that fans out to the rear and the side. Laid to lawn with established trees, plants and shrubs.
- Shared driveway leading to one space, however with space to convert into another parking space
- Sold vacant with no forward chain

South Western Crescent has everything on your doorstep. Number 111 is set at the end of a quiet cul-de-sac, with access to many local amenities, making it highly convenient. Parkstone Golf Course is just over half a mile away and Ashley Cross with its café culture and range of independent shops, cafes, bars and patisserie is also under a mile away. Whitecliff Harbourside Park which has lovely open spaces and a harbourside walk through to Poole Harbour is also just over ½ a mile away and the beautiful award winning beaches of Sandbanks and Canford Cliffs are just over two miles away.

**COUNCIL TAX BAND: D**

**EPC RATE: 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.

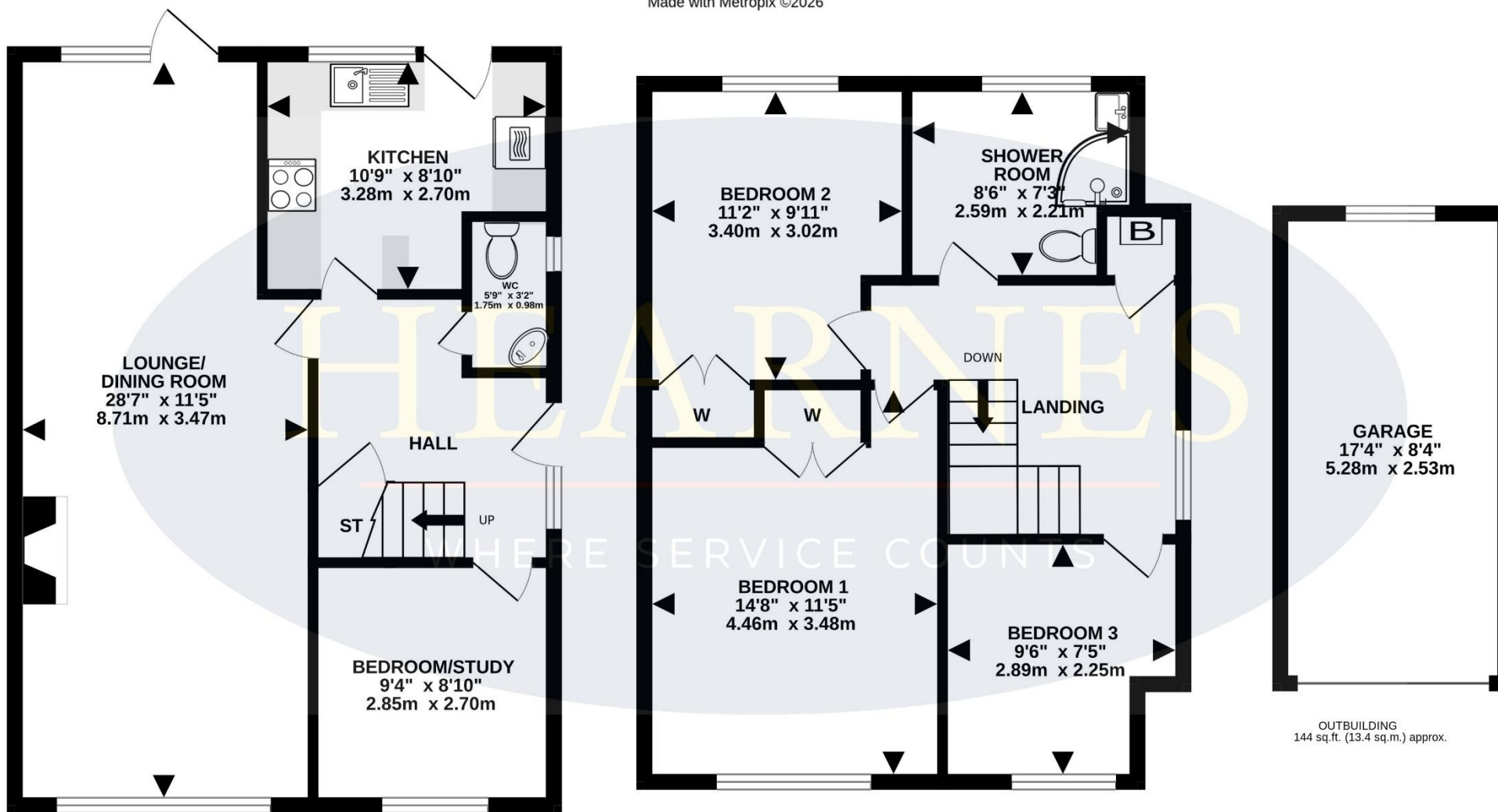


INCLUDING GARAGE

TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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.

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GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

OUTBUILDING  
144 sq.ft. (13.4 sq.m.) approx.

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