

Belle Vue Road, Lower Parkstone BH14 8TW
Offers in Excess Of £700,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A stylishly extended three-bedroom, two-bathroom townhouse with Poole Harbour views located in desirable Lower Parkstone.

Key Features

- Beautifully presented & extended townhouse
- Extended lounge/dining area with bi-folding doors
- Three double bedrooms, two bathrooms
- Principal suite with stunning harbour views
- Modern kitchen with integrated appliances
- Two landscaped terraces and secluded garden
- Private garage with power & guest parking
- Sought-after Lower Parkstone location
- Vendor suited
- No forward chain





About the Property

Set within an exclusive enclave of luxury lifestyle homes, this beautifully presented semi-detached townhouse boasts three spacious double bedrooms, two modern bathrooms, and a desirable elevated position with distant Poole Harbour views. Located in sought-after Lower Parkstone, the home offers both privacy and convenience in a tranquil, leafy setting.

Upon entering, you're welcomed by a generous entrance hall that leads to a contemporary kitchen overlooking the charming wooded frontage. The kitchen is thoughtfully designed with ample storage and high-quality integrated appliances.

To the rear, the feature lounge/dining area has been skilfully extended to create an inviting space for relaxing or entertaining. Bi-folding doors seamlessly connect the interior to a meticulously landscaped garden, complete with multiple outdoor dining areas - ideal for enjoying the south-facing aspect and harbour glimpses.

The first-floor hosts two well-proportioned double bedrooms and a family bathroom, while the entire top floor is dedicated to the principal bedroom suite. This tranquil retreat offers expansive views of Poole Harbour and is flooded with natural light.

Outside, the garden is truly a standout feature, designed to blend beauty with function. Two sunny terraces offer a choice of settings to unwind, with the upper level providing an open outlook and distant harbour views. A leafy side path, bordered with wooden sleepers, enhances the sense of seclusion and natural charm.

To the front, a smartly maintained garden leads down to a private garage with power, and additional guest parking is available within the development.

A modest service charge of approximately £150 per year contributes to the upkeep of the communal frontage and planting, ensuring the development remains pristine and inviting.

This is a rare opportunity to acquire a beautifully enhanced home in a prime coastal location, perfect for those seeking a relaxed yet refined lifestyle near Poole Harbour.

Tenure: Freehold

Council Tax Band: E (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

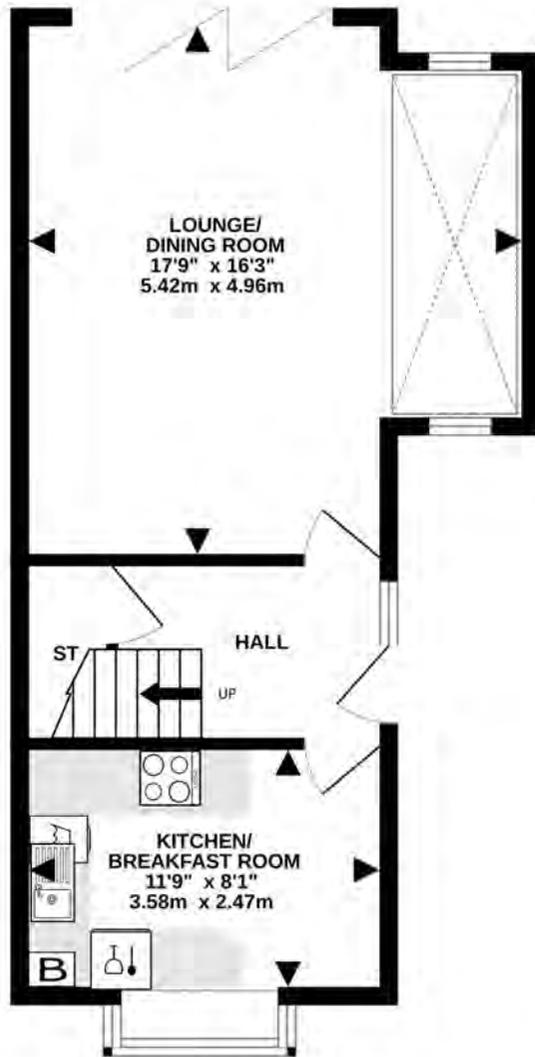


INCLUDING OUTBUILDING

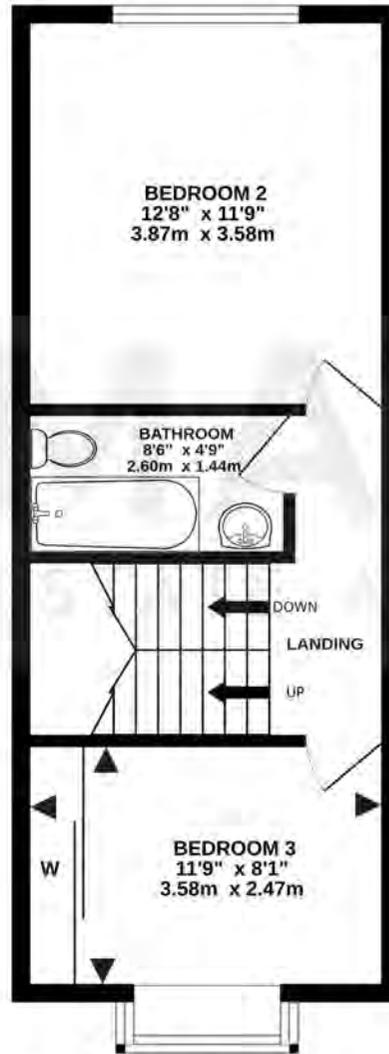
TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

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.

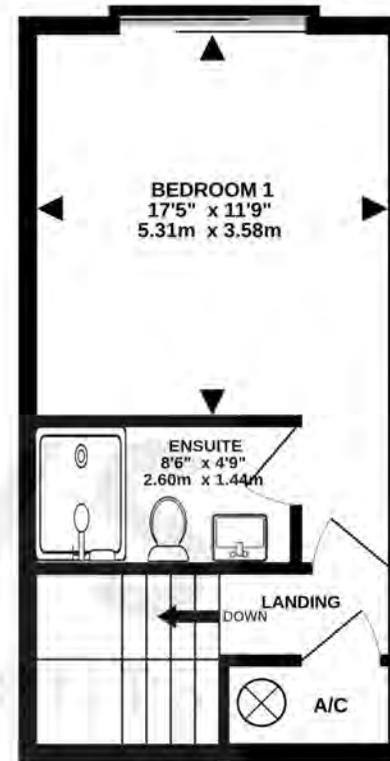
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GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



OUTBUILDING
136 sq.ft. (12.7 sq.m.) approx.





About the Location

Lower Parkstone is one of Poole's most desirable locations, ideally positioned between Poole and Bournemouth and within easy reach of the charming nearby villages of Penn Hill, Ashley Cross, Lilliput, and Canford Cliffs. The area is home to the prestigious 18-hole Parkstone Golf Club and offers a vibrant lifestyle with a selection of café bars, restaurants, and boutique shops in the surrounding villages.

Excellent transport links include Parkstone train station, providing direct mainline services to Southampton and London Waterloo. The award-winning beaches at Canford Cliffs and Branksome Chine, along with the world-renowned Sandbanks peninsula, are all just a short distance away.

Lower Parkstone also falls within a highly regarded school catchment area, including Baden Powell Junior School, as well as several well-respected independent schools.

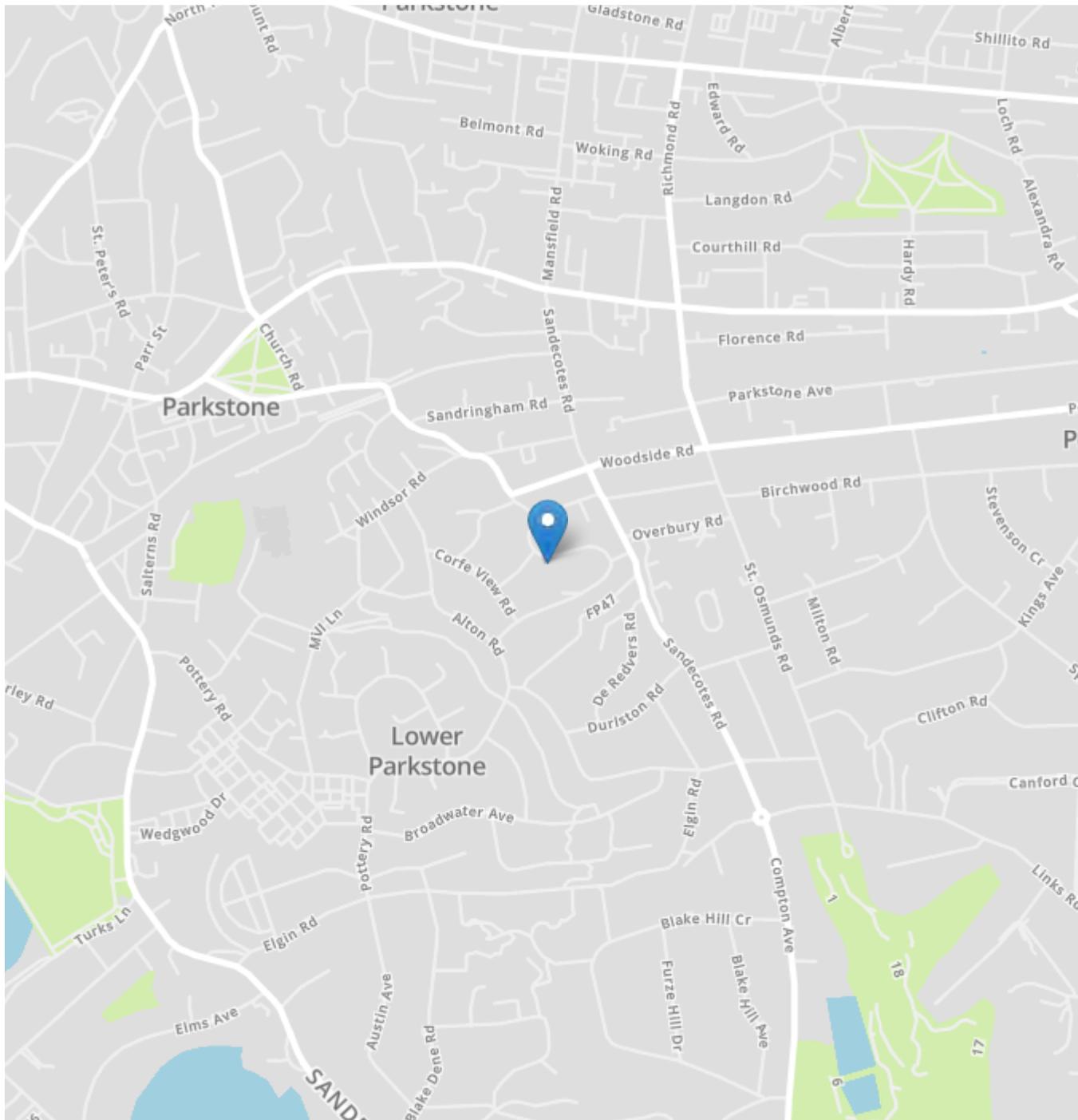


About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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