

**89 Parkstone Road, Poole,  
Dorset, BH15 2NZ**



**HEARNES**

WHERE SERVICE COUNTS



# 89 Parkstone Road, Poole, Dorset, BH15 2NZ

## FREEHOLD PRICE £535,000

Wow! An immaculately presented 3 double bedroom, 2 reception room detached character house set moments away from Poole Park. The property benefits from a good sized lounge with bay window, dining room with French doors to the rear garden, fully fitted separate kitchen, modern shower room, fully enclosed and attractive rear garden and off road parking for at least 4 vehicles. The property has characterful features throughout such as original doors and fireplaces, high ceilings throughout and has been a loved cherished home, with the property being the first time on the market for over 60 years!

- A characterful and immaculately presented 3 double bedroom detached house 150 yards from the entrance of Poole Park
- First time to market in over 60 years!
- Lounge with electric fireplace and feature bay window to the front elevation
- Dining room with French doors to the rear garden
- Fully fitted kitchen to include glossy cream units, integrated fridge/freezer, washing machine, wine fridge, dishwasher, waist height double oven with grill, 5-ring gas hob with extractor fan above and door accessing the side of the house
- Modern shower room to include wash hand basin with vanity unit and wc
- Upstairs cloakroom (there was a bath in situ previously so it could be reinstated)
- Beautifully levelled and enclosed 50' rear garden to include patio, small lawned area and lovely summer house with power
- Off road parking for 4 vehicles
- Gas central heating and double glazing throughout (new combination boiler installed in 2023)

Location location location! The property is wonderfully positioned less than 150 yards from the entrance of Poole Park, Poole Town Centre is within three quarters of a mile and has a variety of shops, restaurants, and bars. Ashley Cross is just half a mile away along with Parkstone railway station.

**COUNCIL TAX BAND: D**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







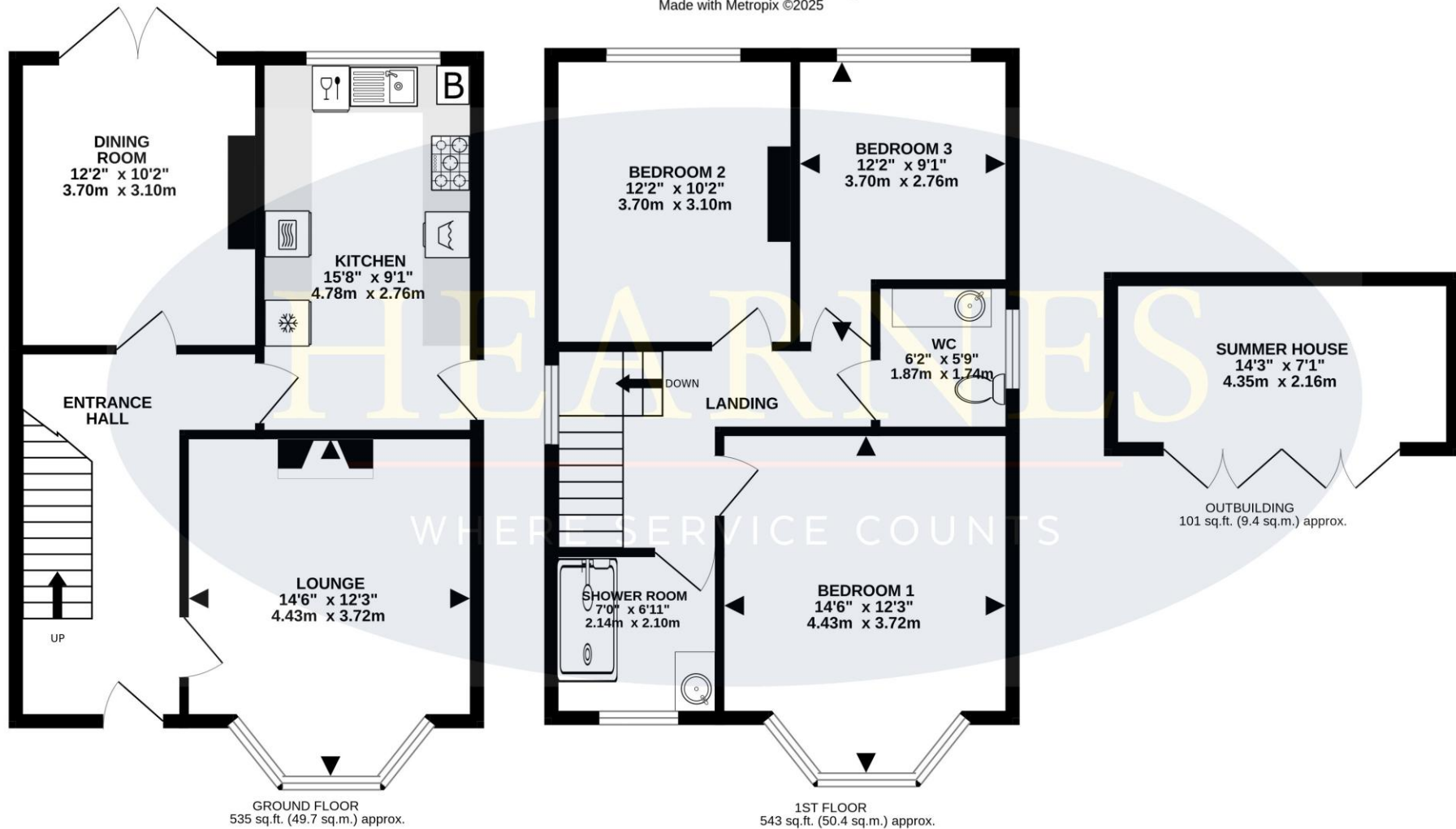


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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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[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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