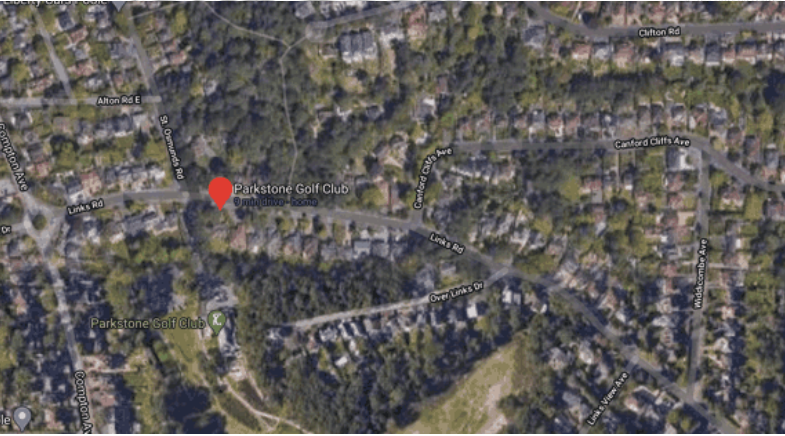


# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



PEBBLE BEACH, 49 LINKS ROAD, POOLE, DORSET  
, BH14 9QS



## ABOUT THIS PROPERTY

£1,200,000

4 double bedrooms, 2 with walk-in wardrobes and ensuite

Luxury kitchen by Jon Webber Designs

Electric gates

Large open-plan kitchen / living / breakfast room

Separate living room

Gas-fired central heating

South-facing landscaped garden

Underfloor heating to the ground floor

Council band E: £2257.37

Freehold

An outstanding 4 bedroom, new build property under construction, boasting over 2000 sq ft of high specification accommodation, due to complete in October / November 2021. Register your interest to buy off-plan.

A rare opportunity to acquire this exceptional 4 bedroom, 3 bathroom home currently under construction by renowned local developer, Elwood Developments. Located in a prestigious road backing onto Parkstone Golf Course offering a purchaser the opportunity to buy off-plan with for completion due in October / November 2021. Two of the bedrooms are offered with luxury walk-in-wardrobes and luxury ensuite bathrooms whilst bedrooms three and four share the family bathroom, all designed by Bathroom Elegance. The property will feature a large open-plan kitchen / living / breakfast room designed by Jon Webber Designs, Porcelanosa tiling, south-facing landscaped garden, integral garage, aluminium framed windows, solar panels and underfloor heating to the ground floor. Register your interest to receive further information and discuss this project in more detail.

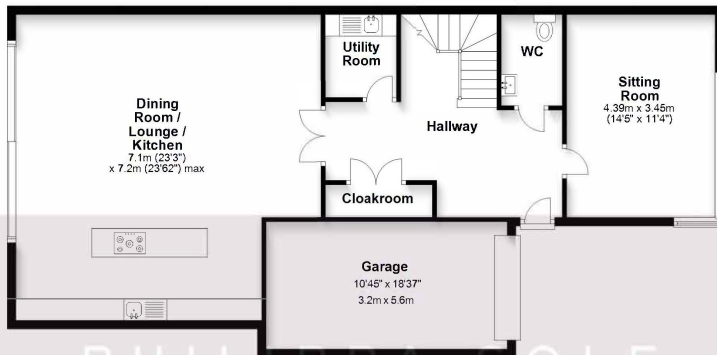
## LOCATION

Located on a prestigious road in Lower Parkstone yet within easy reach of both Penn Hill and Canford Cliffs villages with their array of cafés, bistros and convenience shops. Just over a mile away are the world renowned shores of Poole Harbour. The local train station at Parkstone offers a direct line into London Waterloo in under 2 hours.



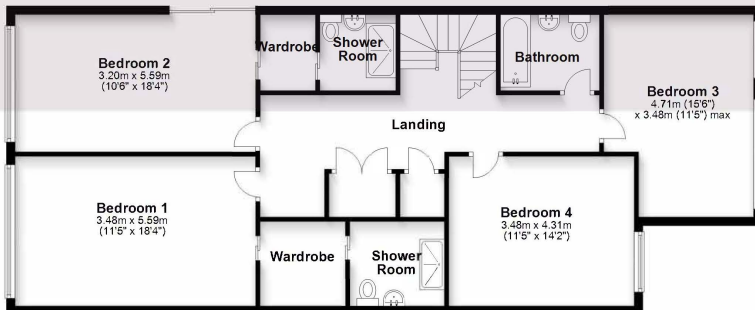


**Ground Floor**  
Approx. 106.7 sq. metres (1148.2 sq. feet)



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**First Floor**  
Approx. 110.6 sq. metres (1191.0 sq. feet)



Total area: approx. 217.3 sq. metres (2339.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 17.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 566006)

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