

FOR SALE

36 Highland Road,
Lower Parkstone, Poole, Dorset
BH14 0DX



PHILIPPA SOLE



Offers over £620,000

—

Stunning harbour views

Refurbishment opportunity

3 double bedrooms

Cul-de sac location

South facing elevated plot

Good school catchment area

Walking distance to Ashley Cross & Parkstone Train Station

Off road parking & integral garage with power and light

Council Tax band E: £2,625.02

Freehold

[Click here for virtual tour](#)

About this property

Three double bedroom detached house with integral garage in need of refurbishment, offering exceptional south facing rear views across Poole Harbour & Brownsea Island.

This family home has been in the same ownership for more than 50 years and occupies an impressive position offering fantastic rear views of Poole Harbour and Brownsea Island from both the ground and first floor. A spacious entrance lobby with WC and large utility cupboard leads to the kitchen which in turn leads to the central hallway, giving access to the side porch and understairs storage cupboard. The dining room and lounge both face onto the rear garden with an abundance of natural light beaming in from its southerly aspect and affording stunning vistas whilst relaxing or entertaining.

Each of the three double bedrooms are well proportioned, with the premier room boasting an ensuite bathroom and walk-in closet. The bathrooms, although in need of modernisation are both well sized.

Outside there is a gated driveway to the side of the front garden which leads to an integral garage with power and light. To the rear of the property is a multi-tiered garden with breathtaking views towards the harbour - this could be re-landscaped to offer an amazing private retreat. In a coveted and safe cul-de-sac location, Highland Road is a beautiful and sought after residential road and whilst being tucked away is very much a locals hidden gem. This property is on the right side of the road to maximise the far reaching, undisputed and elevated views.

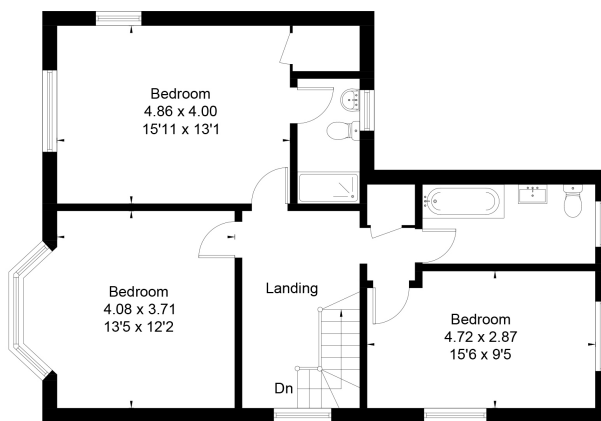
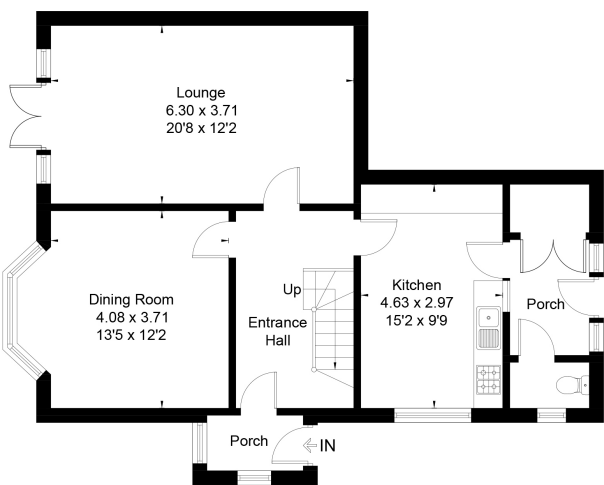
Location

A highly sought after no through road, walking distance to Ashley Cross village with the bars, restaurants and artisan coffee shops also giving access to the train station at Parkstone with direct trains to London Waterloo in approx 2 hours. Located in Courthill Infant School, Baden Powell & St Peters Junior School and Poole High School catchment areas.





Approximate Floor Area = 148.8 sq m / 1602 sq ft



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Drawn for illustration and identification purposes only by @fourwalls-group.com #72125

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999