

58 Britannia Road, Lower Parkstone, Poole,  
Dorset, BH14 8BB



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# 58 Britannia Road, Lower Parkstone, Poole, Dorset, BH14 8BB

## FREEHOLD PRICE £600,000

A character 4 bedroom detached home, set moments from Ashley Cross offering generous size rooms to include a spacious kitchen/dining room, ensuite shower room, family bathroom and cloakroom. Built in 1910, and still retaining many original features, the home has been updated by the present owners and offers further potential for personalisation. Set out over 3 floors, the home has been extended at the rear and has off road parking to the front and a compact, low maintenance westerly facing garden.

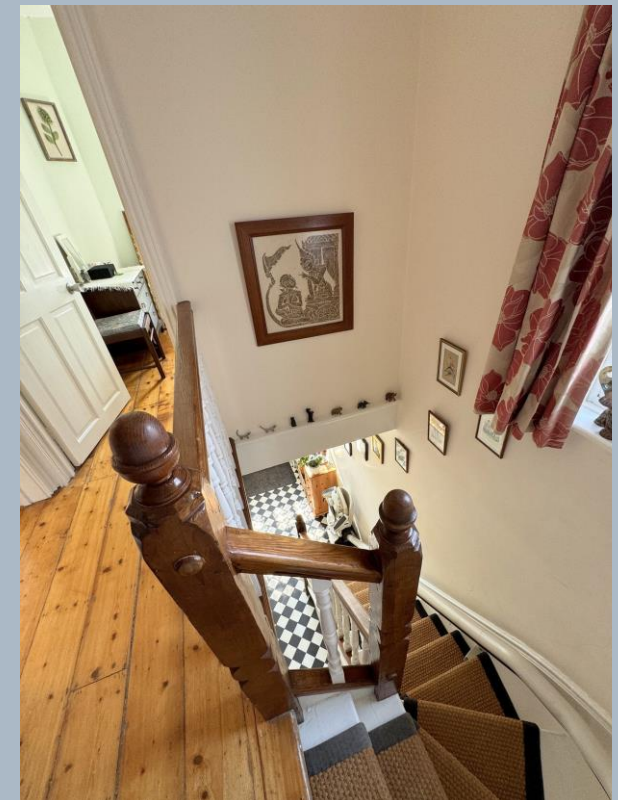
- Charming detached 4 bedroom home with accommodation set over 3 floors
- Built in 1910, and boasting many original features to include, chequer board entrance hall tiled flooring, extensive wooden flooring throughout, bay windows, wooden staircase and high ceilings
- The heart of the home is an extended kitchen/dining room and fitted with a range of white kitchen units with worktops over and breakfast bar having shelving below. Fitted with electric hob, extractor, oven, dishwasher and space for washing machine and fridge/freezer. Charming inset into the floor, wine storage!
- The kitchen opening into a central dining area with wooden floors and large understairs storage cupboard
- Cosy sitting room with bay window and fireplace
- 3 first floor bedrooms and on the second floor is a further bedroom with ensuite shower room and access to eaves storage
- Large family bathroom having a walk in shower, separate bath, twin sinks and w.c
- Downstairs cloakroom
- Gas central heating and double glazing. Curtains and blinds can be included in the sale
- New boiler fitted in 2024
- The westerly facing garden measures 30' in width x 20' in length and has a raised deck with steps to the garden which has been paved and boarded with raised beds. Greenhouse and side area with vegetable beds and access to the front
- Block paved front driveway having off road parking for 2 cars

Superb location being within 400m to the shops at Ashely Cross and a similar distance to Poole Park. Everything is on your doorstep to include a range of pubs, bars, restaurants, local supermarket, bakery, butchers and fish mongers. Access to local bus routes can be found on Sandbanks Road and Poole Town Centre is a mile away.

**COUNCIL TAX BAND: D**

**EPC RATE: C**

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





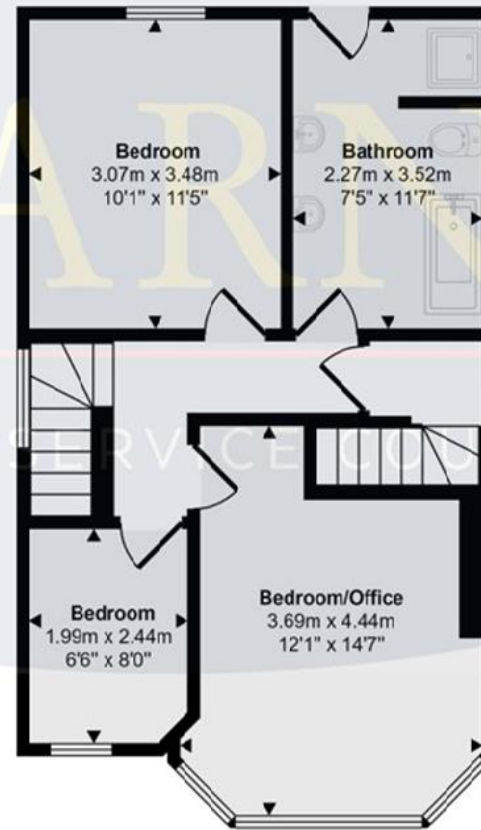
**Approx Gross Internal Area  
131 sq m / 1414 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Denotes head height below 1.5m



**Ground Floor**  
Approx 64 sq m / 688 sq ft



**First Floor**  
Approx 48 sq m / 521 sq ft



**Second Floor**  
Approx 19 sq m / 205 sq ft





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