



**56 Elgin Road, Lower Parkstone,
Poole, Dorset, BH14 8QX**



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FREEHOLD GUIDE PRICE £550,000 - £600,000

Rarely available and ripe for development in this highly desirable location in Lilliput, is this 3 bedroom, 3 bathroom detached chalet bungalow and sold with immediate vacant possession. Offering two ground floor bedrooms, each with their own shower/bathroom, first floor master bedroom with en suite, sitting room, and kitchen opening into a conservatory. Like many houses on this stretch of the road, there is potential to raise the roof and completely redevelop the property (subject to planning). This 1950's property is set on an elevated plot, with garage at road level with allocated parking, steps up to the front of the house and an 80' tiered garden that backs onto a wooded area.

- Huge opportunity for updating/remodelling
- Sold vacant with no forward chain
- 1950's 3 bedroom, 3 bathroom detached chalet bungalow
- Generous elevated plot
- Gas central heating and double glazing
- Garage and parking space
- Very private, southerly facing, elevated rear tiered garden backing onto a wooded area and measuring over 80'
- Popular location towards the end of this tree lined cul de sac

This detached home is set towards the end of this quiet, tree lined road and is within ½ a mile of Lilliput which has a range of shops such as Patisserie Mark Bennett, the local award-winning artisan bakers and Koh Thai restaurant and bar as well as Salterns Marina. Ashley Cross is within a mile with its more extensive facilities and mainline railway station. Within ½ a mile is the Harbourside Park at Whitecliff and from here there is a waterside walk to Poole Quay with its wide range of restaurants, shops and bars. The park itself has a children's play area and is ideal for dog walking. Parkstone Golf Club is half a mile away, Poole Town Centre is within 2 miles and the beaches at Sandbanks within 2 miles. Close by is the picturesque beauty spot of Evening Hill, known by locals as a wonderful place to sit and watch the sunset as well as other attractions such as Compton Acres, Parkstone Yacht Club and East Dorset Tennis Club.

COUNCIL TAX BAND: E

EPC RATE: E



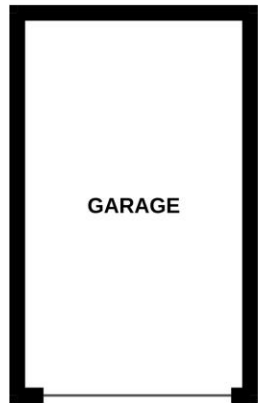
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



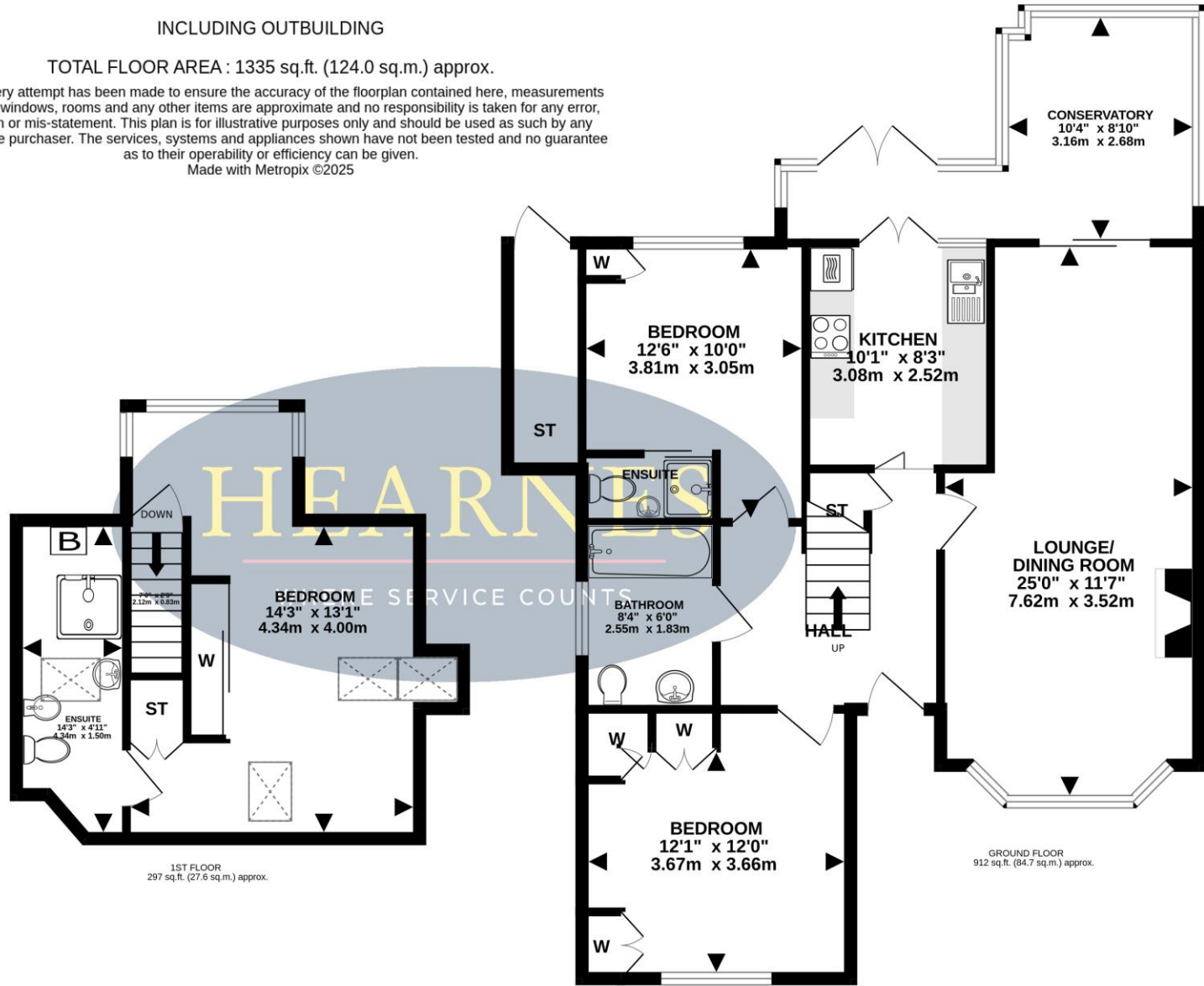
INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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OUTBUILDING
126 sq.ft. (11.7 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.

GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.





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