

Mentone Road, Lower Parkstone BH14 8AU

Guide Price £535,000 Freehold

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ESTATE AGENTS





Property Summary

A delightful three-bedroom mid-terraced home combining traditional character with contemporary London-style living. Features include a front lounge, spacious kitchen/dining/family room with wood burner, modern bathroom and three well-proportioned bedrooms. The property benefits from beautifully landscaped gardens and is ideally located within a favoured school catchment. Perfect for families or professionals seeking a stylish home in the highly desirable Ashley Cross area.



Key Features

- Three-bedroom mid-terraced home in Ashley Cross
- Within Lilliput & Baden Powell school catchment
- Semi open-plan kitchen/diner/family room with wood burner
- Separate lounge with working fireplace
- Modern family bathroom and ground-floor WC
- South-westerly landscaped garden with artificial lawn and patio
- Off-road parking via double gates
- Original period features including high ceilings, skirting boards, and fireplaces
- Potential for loft conversion (subject to planning permission)
- Blend of traditional character and contemporary London-style living



About the Property

This delightful three-bedroom mid-terraced home is ideally located within the highly sought-after Lilliput and Baden Powell school catchment area. Brimming with original period features, including high ceilings, traditional skirting boards and elegant fireplaces, it offers a perfect blend of character and modern living.

The ground floor comprises a stylish semi open-plan kitchen/dining/family room, centred around a cosy wood burner, creating a warm and inviting space for family life and entertaining. A separate lounge with a working fireplace provides a comfortable retreat for relaxing evenings.

Rising to the first floor, there are three bedrooms, with the main and second bedrooms featuring full-height fitted wardrobes and traditional cast-iron fireplaces. The third bedroom is currently used as a study, ideal for working from home. A modern family bathroom and a ground floor WC complete the accommodation.

The south-westerly facing garden has been thoughtfully landscaped by the current owners to create an attractive, low-maintenance outdoor space. It features an artificial lawn and patio terracing, perfect for relaxing, dining and entertaining. Double gates provide off-road parking, ensuring convenience and privacy.

This home also offers scope for further expansion, including the potential for a loft conversion (subject to planning permission), allowing future owners to tailor the space to their needs.

Offered with no forward chain, it represents a fantastic opportunity for families seeking a stylish and characterful home in a prime location.

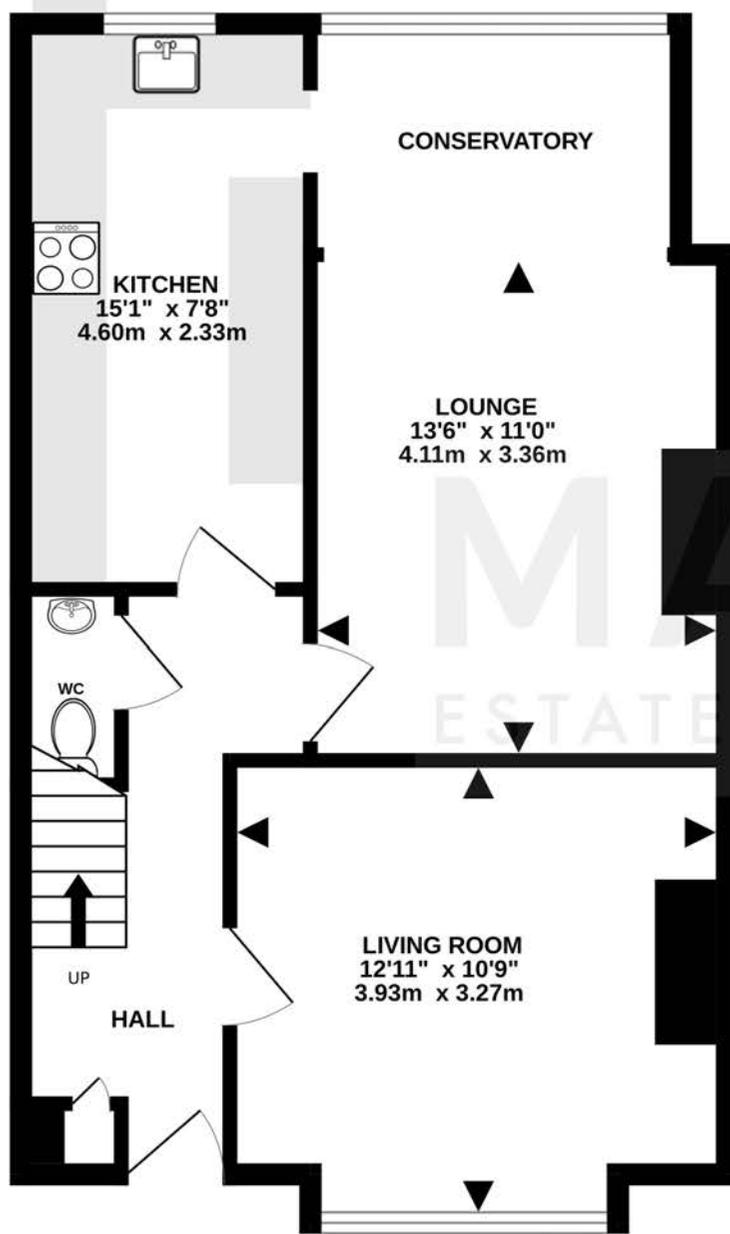
Tenure: Freehold
Council Tax Band: C (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage
Heating: Gas (Combi Boiler)

Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

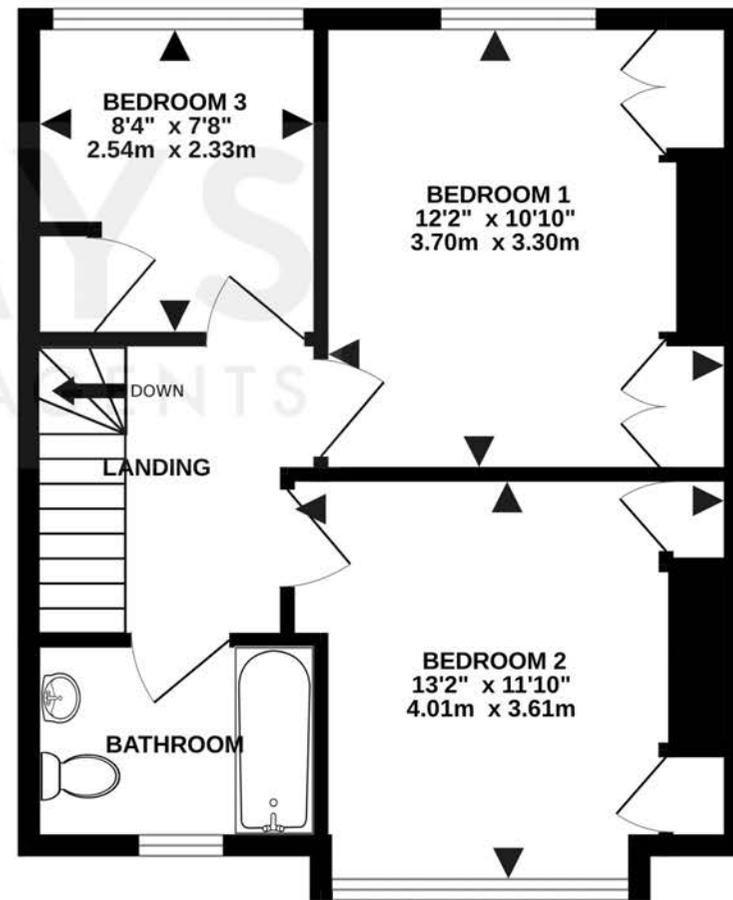




GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



About the Location

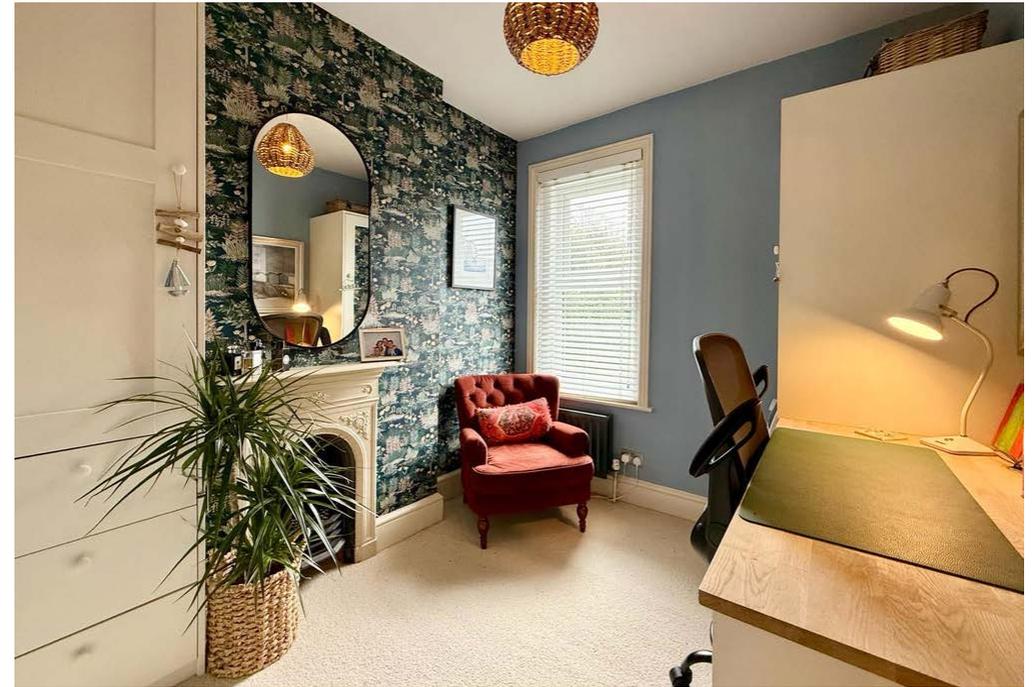
Ashley Cross is renowned for its village-style centre, offering a mix of cafés, eateries, boutiques, and essential amenities, including a library, doctors' surgery, and pharmacy. The location also provides easy access to parks, schools, the town centre, and the award-winning beaches of Sandbanks. Both Baden Powell Junior and Lilliput Infant Schools are within easy reach, making this an ideal choice for families.

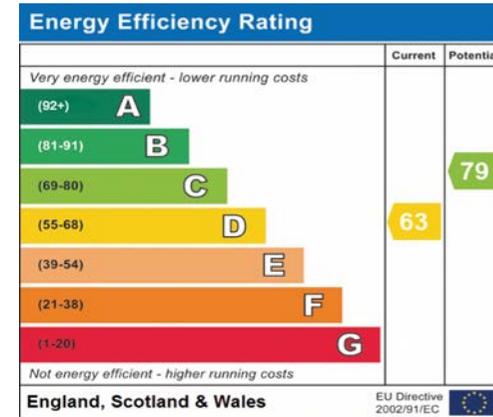
About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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