

Broadwater Avenue, Lower Parkstone BH14 8QJ

Guide Price £615,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A perfectly formed three-bedroom detached bungalow, ideally situated in one of Lower Parkstone's most desirable roads, offering a wonderful combination of modern living, privacy, and beautifully maintained outside space.



## Key Features

- Three good-sized bedrooms
- Contemporary open-plan living space
- Conservatory and French doors to the garden
- Modern fitted kitchen with breakfast area
- Family shower room
- Landscaped rear garden with sun terraces
- Block-paved driveway & enclosed porch
- Sought-after Lower Parkstone location
- Walking distance to local amenities and transport links



## About the Property

Set back from the road, the property is approached via a block-paved driveway leading to an enclosed front porch, providing a warm and practical entrance. The low-maintenance front garden adds to the overall kerb appeal while ensuring ease of upkeep.

The real heart of this home is the stunning, centrally located open-plan lifestyle space, thoughtfully designed to maximise natural light and flow. This impressive area offers ample room for both relaxing and dining, and seamlessly opens into a bright conservatory with French doors leading out to the landscaped rear garden—perfect for entertaining or simply enjoying a tranquil setting.

The modern kitchen is well-connected to the main living area, featuring its own set of French doors and accommodating a breakfast table and freestanding appliances. A further set of French doors lead directly onto a rear patio sun terrace, creating an effortless indoor-outdoor living experience.

There are three generously sized bedrooms, with both the principal and second bedrooms benefiting from fitted wardrobes. A contemporary family shower room completes the internal accommodation.

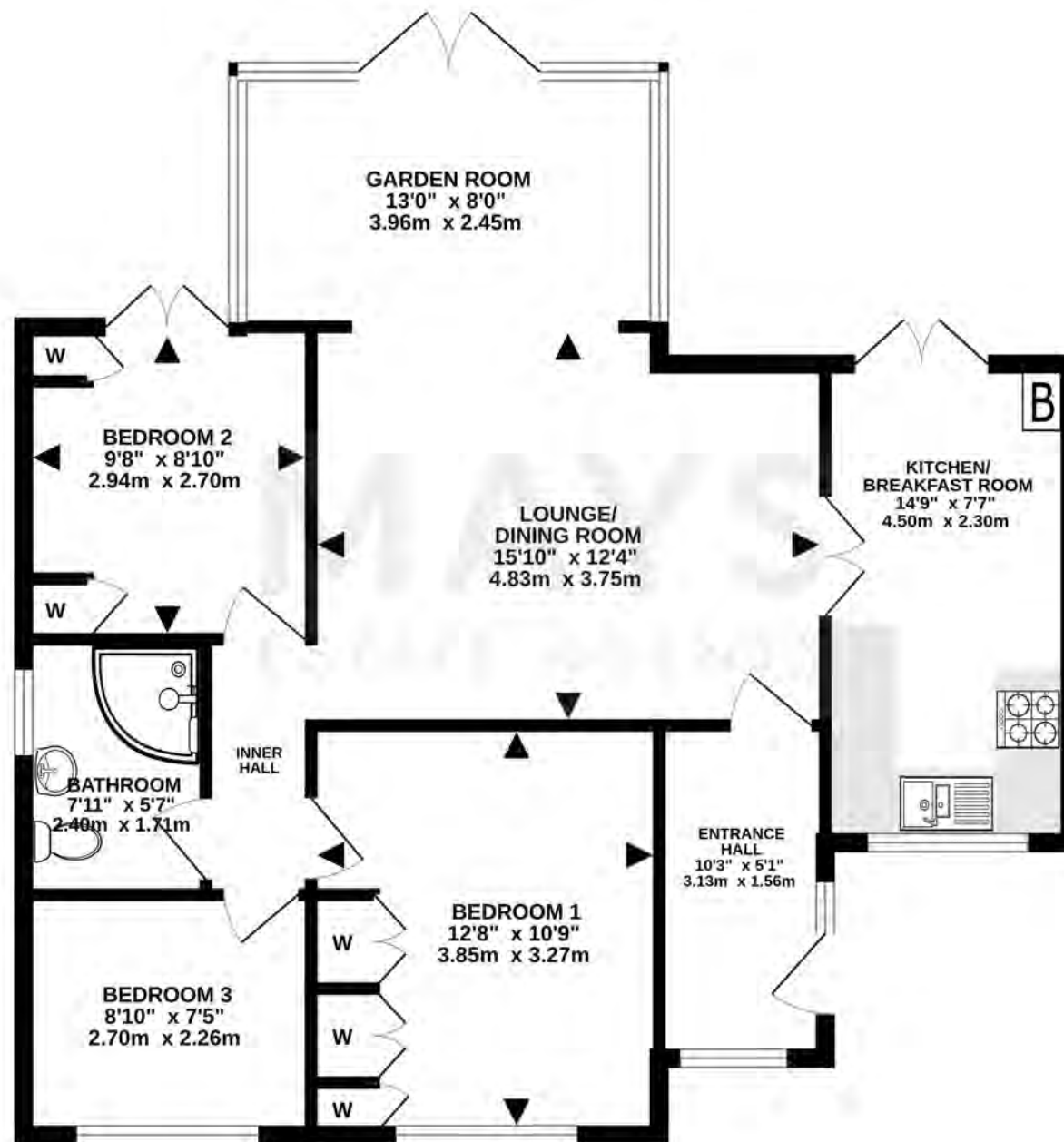
To the rear, the beautifully landscaped garden offers multiple patio terraces, ideal for outdoor dining, relaxing, and enjoying the peaceful surroundings. The garden has been designed with ease of maintenance in mind, while still providing a lush and private environment.

Tenure: Freehold

Council Tax Band: D



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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GROUND FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



## About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

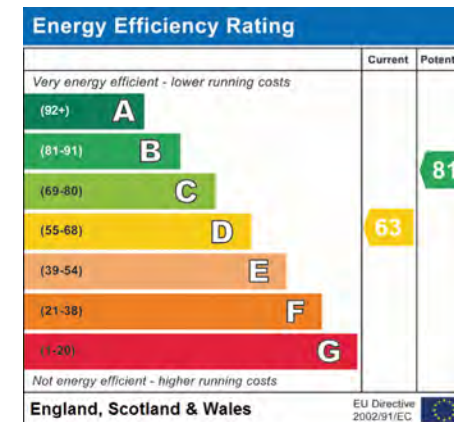
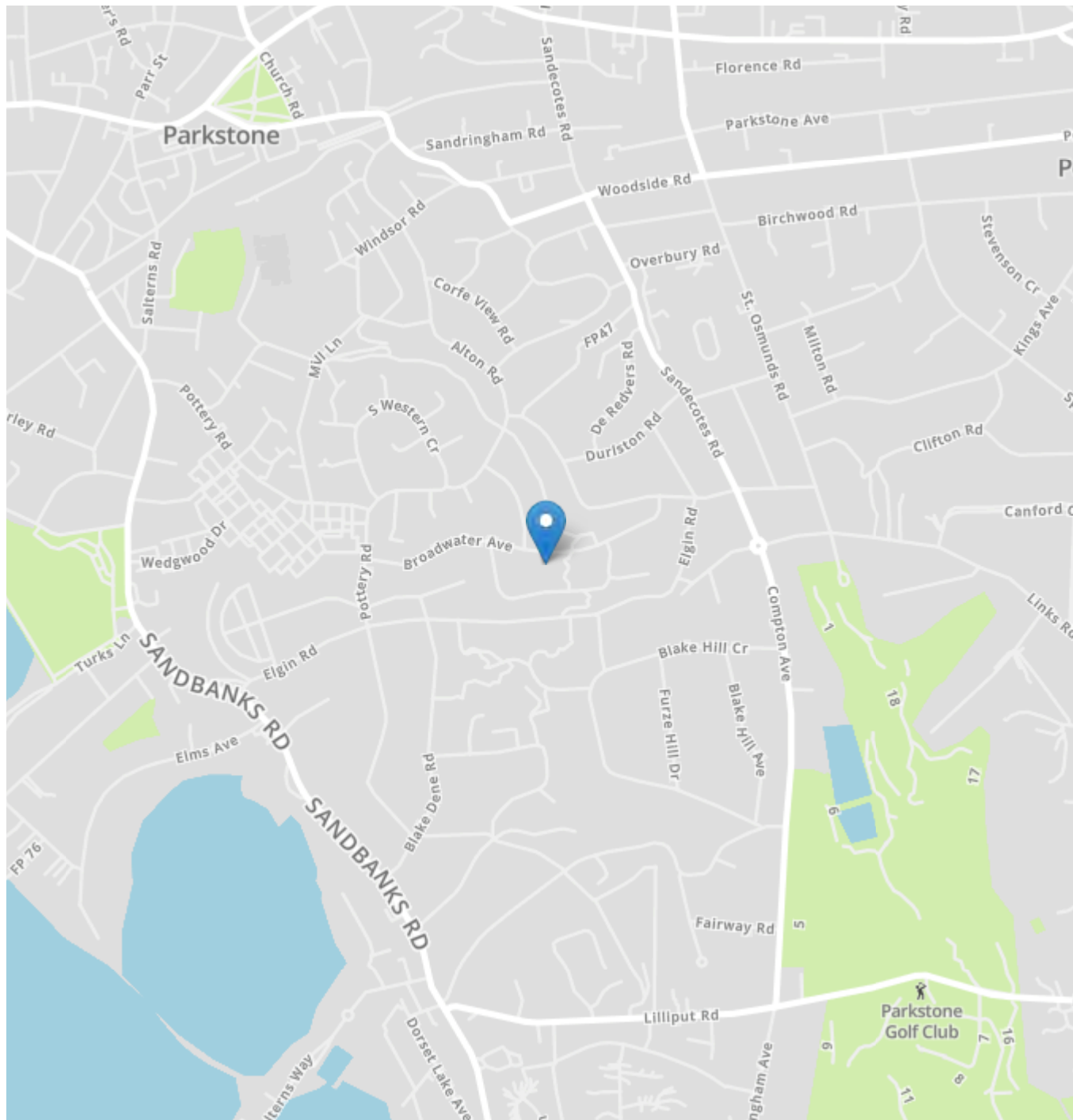


## About Mays

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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.



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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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