

86 Alexandra Road, Poole, Dorset BH14 9EW

Guide Price £700,000 Freehold

A Substantial 5 double bedroom detached residence offering approximately 2500 sq ft of accommodation, having been within the same family for over 60 years. Ideally situated at the the entrance of Alexandra Park in the sought after Lower Parkstone. This landmark location offers a generous Southerly aspect plot with direct park access. The property is sat within it own grounds and is now in need of either total refurbishment or redevelopment. Internal viewing is imperative to appreciate not only its location but its full potential to become a spectacular residence. The accommodation comprises: sitting room, dining room, lounge, kitchen/breakfast room, conservatory, study, lean to and bathroom to the ground floor. Upstairs there is 5 double bed, office/dressing room, bathroom and a separate cloakroom. To the front there is a carriage driveway, detached garage and parking. Further features include: basement/storage and many original character features. School catchment Courthill Infants and Baden-Powell and St Peters Juniors. NO FORWARD CHAIN.

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**ANTHONY
DAVID & CO**

Entrance Hall Doors to

Sitting Room 16' 8" x 14' 10" (5.08m x 4.52m)

Dining Room 16' 1" x 15' 2" (4.90m x 4.62m)

Lounge 13' 0" x 12' 0" (3.96m x 3.66m)

Kitchen/Breakfast Room 14' 10" x 8' 4" (4.52m x 2.54m)

Conservatory 13' 0" x 11' 4" (3.96m x 3.45m)

Study 13' 5" x 12' 10" (4.09m x 3.91m)

Lean To 14' 11" x 7' 0" (4.55m x 2.13m)

Bathroom 13' 1" x 5' 7" (3.99m x 1.70m)

Landing Doors to

Bedroom One 16' 1" x 15' 2" (4.90m x 4.62m)

Bedroom Two 16' 8" x 14' 10" (5.08m x 4.52m)

Bedroom Three 13' 5" x 12' 10" (4.09m x 3.91m)

Bedroom Four 13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom Five 8' 6" x 8' 4" (2.59m x 2.54m)

Dressing Room 8' 4" x 4' 11" (2.54m x 1.50m)

Bathroom 8' 4" x 5' 3" (2.54m x 1.60m)

Separate Cloakroom 5' 3" x 3' 2" (1.60m x 0.97m)

Garage Detached

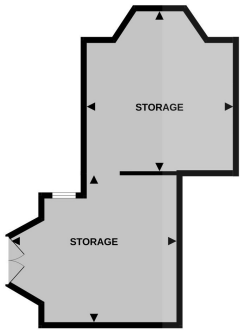
Garden South Facing

Carriage Driveway Off road parking

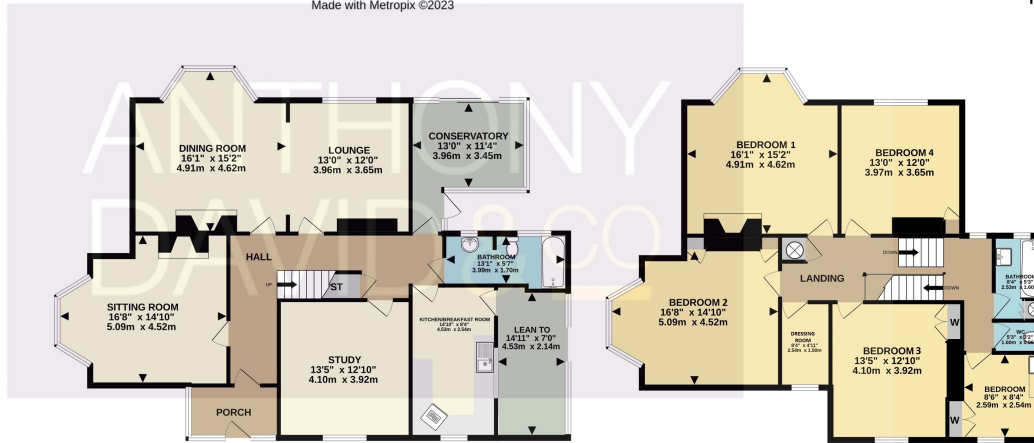
Council Tax Band E

TOTAL FLOOR AREA : 2984 sq.ft. (277.2 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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BASEMENT
586 sq.ft. (54.5 sq.m.) approx.



GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		31
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.