



**Flat 68 Steepdene, Lower Parkstone, Poole,
Dorset, BH14 8TD**

Flat 68 Steepdene, Lower Parkstone, Poole, Dorset, BH14 8TD

SHARE OF FREEHOLD PRICE £240,000

One not to be missed! Stylish and well presented third floor (top), two double bedroom apartment set moments away from Ashley Cross and offering modern immaculate accommodation with a contemporary shower room, sun terrace, garage and communal parking. The property has a lovely feel to it and decorated in soft calming tones and benefits from double glazing, that was replaced in 2023, electric heating and is superbly located towards the end of Steepdene, a cul-de-sac, within 500 yards of Ashley Cross and only 500 yards from Parkstone Train Station which offers regular links to Southampton and on to London.

NB The lease states the flat cannot be rented out

- Stylish and well presented third floor 2 double bedroom apartment in a popular location near Ashley Cross
- Fabulous, private 11'4 x 10'8, sun terrace, which enjoys the sun throughout the day and distant views of Poole harbour
- Kitchen/breakfast room having a range of pale grey, shaker style units with work tops over and fitted with integrated oven, hob and extractor with space and plumbing for washing machine, dishwasher and fridge/freezer
- Refurbished modern shower room having a walk in double shower, complimentary tiling, wash basin fitted into a vanity unit, wc, electric towel rail and storage cupboard
- 2 double bedrooms with the master having a fitted mirror fronted wardrobe
- 3 good sized storage cupboards
- Steepdene is a well thought out development of 81 apartments spread over several blocks. This well run block does not allow any rentals or pets, has communal gardens to include outside washing lines.
- Double glazing replaced in 2023 & electric heating
- Garage in block, with further communal parking

Steepdene is within 500 yards of Ashley Cross with its café culture and range of independent shops including a patisserie, upmarket restaurants, cafes, and bars as well as the mainline railway station. Poole Town Centre is just over 1½ miles away offering a wide range of shops, cafes, bars, restaurants, and the local award-winning beaches are just over 2 miles way.

Lease : Share of Freehold 999 years from July 1983
Maintenance £2400 Per annum

COUNCIL TAX BAND: B

EPC RATE: F

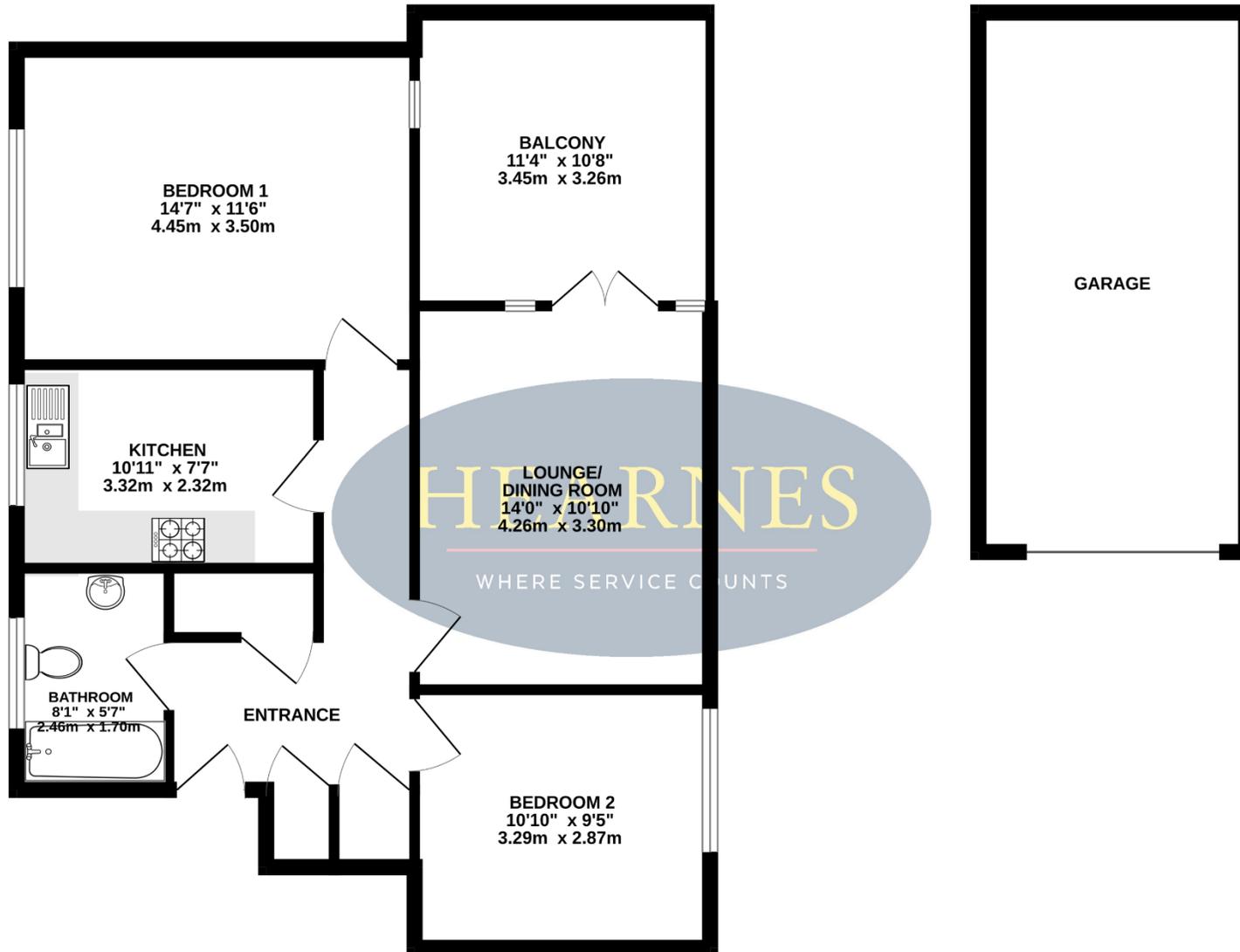
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
779 sq.ft. (72.3 sq.m.) approx.

GARAGE
193 sq.ft. (17.9 sq.m.) approx.



INCLUDING BALCONY

TOTAL FLOOR AREA : 972 sq.ft. (90.3 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.
Made with Metropix ©2026







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE