



19 Brixey Road, Parkstone, Poole, Dorset BH12 3PB

£425,000 Freehold

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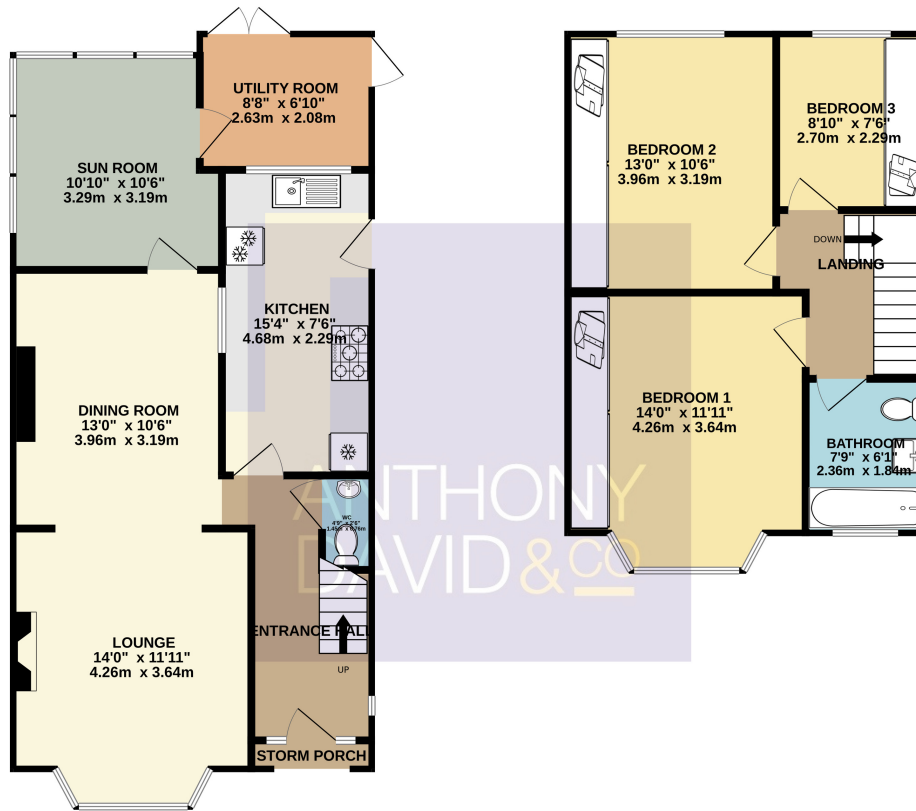
01202 677444

**** VENDOR SUITED **** A beautifully presented three bedroom detached house situated on this residential road in the heart of Parkstone close to local shops, amenities and central bus routes. This ideal family home offers over 1100 sq ft of living space and viewing is highly advised to appreciate the versatile accommodation on offer, which comprises: lounge, dining room, stylish high gloss kitchen, sun room, utility room, downstairs cloakroom, two double bedrooms, single bedroom and white bathroom suite. Externally the property boasts a charming low maintenance garden with feature patio, fish pond and garden shed. To the front the driveway provides off road parking for three cars. Further features of this must see property include: feature wall mounted electric fire to lounge, some integrated appliances to kitchen, built-in wardrobes to all bedrooms, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, St Josephs Primary and St Aldhelms Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.4 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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Entrance Hall Doors to

Lounge 14' 0" x 11' 11" (4.27m x 3.63m)

Kitchen 15' 4" x 7' 6" (4.67m x 2.29m)

Dining Room 13' 0" x 10' 6" (3.96m x 3.20m)

Sun Room 10' 10" x 10' 6" (3.30m x 3.20m)

Utility Room 8' 8" x 6' 10" (2.64m x 2.08m)

Downstairs Cloakroom 4' 9" x 2' 6" (1.45m x 0.76m)

Landing Doors to

Bedroom One 14' 0" x 11' 11" (4.27m x 3.63m)

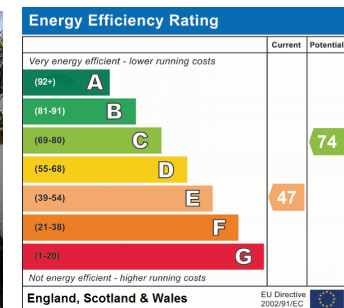
Bedroom Two 13' 0" x 10' 6" (3.96m x 3.20m)

Bedroom Three 8' 10" x 7' 6" (2.69m x 2.29m)

Bathroom 7' 9" x 6' 1" (2.36m x 1.85m)

Garden Low maintenance

Council Tax Band C



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.