



Total Area: 152.8 m² ... 1645 ft²
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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Park House, New Park Road, Bournemouth, Dorset, BH6 5AB

Guide Price £750,000

**** NO FORWARD CHAIN ** STUNNING FAMILY HOME ** MINUTES FROM THE BEACH & SOUTHBOURNE HIGH STREET ****
Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom, detached family home situated in the much-desired and residential area of Southbourne. Built in 2017, and benefitting from an array of fine features, including four good-sized bedrooms with bedroom two offering a walk-in wardrobe, and bedroom one offering a three-piece en-suite, a stylish open-plan Leicht kitchen/dining room with integrated appliances and bi-fold doors leading onto the tropical, fully landscaped private rear garden, a separate living room, a four-piece family bathroom suite, a downstairs WC, ample storage throughout and a block-paved driveway with parking for two vehicles. This is a must-view to appreciate the high specification and living accommodation on offer!

Situated in the heart of Southbourne, you'll find Southbourne Grove that offers an abundance of great local amenities including independent eateries and restaurants such as BH24 Bakery, two microbreweries, Bodega Wine Bar and the famous Larder House to name a few, along with independent retailers and book shops. In addition, there are the usual national operators of the Post Office, Tesco Express, Sainsburys and Costa Coffee. Within walking distance, you'll find two Doctors surgeries, Southbourne Library, Fisherman's walk and Kings Park. Southbourne Beach is a 600 yards away from Park House where you will find seven miles of award-winning sandy beaches and the ever popular Sobo Beach Bar. Locations simply don't get much better! Pokesdown Train Station is situated a short stroll away with direct links to London Waterloo. There are plenty of local schools including Avonwood Primary School and Pokesdown Primary School, both being Ofsted rated as Outstanding.



Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, UPVC double glazed frosted window to the side aspect, under stairs storage, power points, thermostat, storage cupboard with a rail, a sensor light and the consumer unit enclosed, underfloor heating, built-in coconut matt and porcelanosa tiled flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect with bespoke shutters, UPVC double glazed window to the side aspect with bespoke shutters, thermostat, power points, television point, underfloor heating and carpeted flooring.

Downstairs W/C

Smooth set ceiling, sensor downlights, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with under cupboard, underflooring heating and porcelanosa tiled flooring.

Open Plan Leicht Kitchen/Diner

Smooth set ceiling, downlights, feature lighting, smoke alarm, UPVC double glazed bi-fold doors to the rear aspect, UPVC double glazed window to the rear aspect, wall and base fitted units, island with cupboards and room for bar stools, five point ‘Neff’ induction hob, integrated ‘Neff’ downdraft extractor fan, integrated longline fridge/freezer, cupboard with the combination boiler enclosed, space for a washing machine, integrated ‘Neff’ Slide & Hide double oven, one and a half bowl stainless steel sink with drainer, boiling hot water tap, integrated ‘Bosch’ dishwasher, Quartz worktops, underflooring heating, thermostat, television point, power points and porcelanosa tiled flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, wooden balustrades, thermostat, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC triple glazed windows to the front aspect with bespoke fitted shutters, radiator, power points, dressing room and carpeted flooring.

Dressing Room

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect with bespoke fitted shutters, built-in storage, shelving, rails, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.



Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, tiled walls, panelled bath, double enclosed waterfall shower with extra shower head and recess shelving, toilet, wall mounted sink with storage, stainless steel heated towel rail and tiled flooring.

Second Floor

Landing

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the side aspect and carpeted flooring.

Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, UPVC double glazed skylight to the side aspect, eaves storage, radiator, storage cupboard with rail and shelving, power points, en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, Skylight window to the rear aspect, part tiled walls, walk-in waterfall shower with extra shower head and recessed shelving, wall mounted sink with under cupboard, toilet, stainless steel towel rail, storage cupboard with a window, shelving and tiled flooring.

Outside

Garden

Surrounding wooden fences, outside tap, outside power points, side gated access, outdoor shower with hot water, seating area, outdoor light, tropical plants, feature pergola, CCTV and tiled flooring.

Outhouse

Flat roof, power, lighting, the boiler for the outside shower and carpeted flooring.

Driveway

Blocked paved driveway with space for two vehicles.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: B
Council Tax Band: E - Approximately £2,625.02

Stamp Duty

First Time Buyer: £27,500
Moving Home: £27,500
Additional Property: £65,000