

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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15 CLIFTON ROAD, POOLE, DORSET, BH14 9PW



£ 1, 4 7 5, 0 0 0

4 bedroom home, recently extended and refurbished throughout

High specification

Landscaped south-facing garden

Large open-plan kitchen / breakfast / day room

Formal living room

Study

Utility room

Separate snug

Council band G: £3352.89

Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

A beautiful 4 bedroom, 2 bathroom home situated in one of BH14's most sought after roads, which has been recently extended and refurbished throughout, boasting contemporary open-plan living and a south-facing garden.

A stunning 4 bedroom home, which has recently been extended and completely refurbished to a high specification throughout. Featuring a large open-plan kitchen / breakfast / day room, formal living room, separate snug, utility room, study and cloakroom to the ground floor. Both the kitchen and the formal living room have direct access onto the beautifully manicured and landscaped south-facing garden which benefits from a raised dining area, ideal for entertaining guests. Upstairs, the main bedroom features fully fitted wardrobes and decorative panelling with a luxurious en-suite shower room. Bedrooms 2 and 3 also benefit from fitted wardrobes, and share use of the family bath / shower room along with bedroom 4.

LOCATION

Located in one of Lower Parkstone's most desirable roads. This contemporary home is just moments away from the view point and footpath leading to Links Road and Parkstone Golf Course. The local villages of Penn Hill and Canford Cliffs are within easy reach with their selection of bars and restaurants, as are the rest of the area's renowned leisure facilities including the Blue Flag beaches at the world famous Sandbanks Peninsula and Poole Harbour with its array of private Yacht clubs and water sports facilities. Parkstone Station is on South West Train's direct service into London Waterloo taking approximately 2 Hours with Poole and Bournemouth Stations also within easy reach.

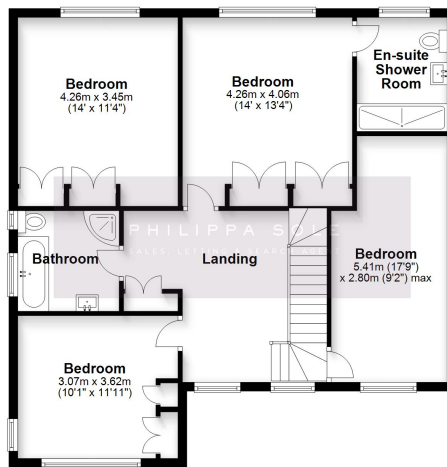




Ground Floor
Approx. 141.0 sq. metres (1518.2 sq. feet)



First Floor
Approx. 86.2 sq. metres (928.3 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		82
(69 to 80)	C		
(55 to 68)	D	61	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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