

FOR SALE

Chine, 22 Clifton Road, Lower  
Parkstone, Poole, Dorset BH14 9PP



PHILIPPA SOLE



£1,425,000

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Outstanding detached house

High specification throughout

10 year structural warranty

Contemporary interior

4 double bedrooms - 2 ensuite

Integral garage

Bespoke Leich kitchen with  
separate pantry/utility room

Generous driveway

Freehold

## About this property

Introducing a spectacular, new, two-story home with 4 bedrooms and 3 bathrooms. This property seamlessly combines a classic exterior with a modern interior, featuring an open-plan living space. With premium specifications, including a LEICHT kitchen and a beautifully landscaped garden, this home is an exceptional opportunity!

This property is one of two brand new homes crafted by Coane Construction, located on one of the area's most prestigious roads. These homes feature traditional architecture paired with beautifully appointed contemporary interiors. Rare for their two-story design and level, family-friendly gardens, they are sure to appeal to many. The house spans over 2,200 square feet and is designed with an open-plan lifestyle room that seamlessly integrates the kitchen, informal dining, and relaxed living areas, enhanced by a small split level. Upstairs, there are four double bedrooms and three bathrooms, with the principal bedroom also featuring a dressing area. The home includes a 10-year structural warranty and boasts a high-end specification with a luxury Leicht kitchen, complete with a centre island, breakfast bar, Siemens appliances, combi microwave, Quooker hot tap, quartz countertops, zoned underfloor heating, a 4KW solar system, and LED lighting throughout. The front of the property offers a generous driveway, while the rear garden features a level lawn and a private sun terrace.

## Location

The Lower Parkstone area provides convenient access to the acclaimed Blue Flag beaches, which stretch from Bournemouth to Sandbanks. These beaches offer the warmest temperatures in the UK and breathtaking views of the Isle of Wight and Purbeck Hills. Just a short walk away, Penn Hill Village features a variety of shops, restaurants, and bars. Additionally, Bournemouth and Poole town centres are nearby, offering a wider selection of high street shops. The Bournemouth Wessex Way is close by, providing direct access to the M27 motorway, making London just a 1 hour 30 minutes commute. Main train routes from Poole, Parkstone, or Branksome stations connect to the Weymouth to London Waterloo South West Train service.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	90	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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