



South Rising Guest House, 86 Parkstone Road, Poole Park, Dorset BH15 2QE

Guide Price £600,000 Freehold

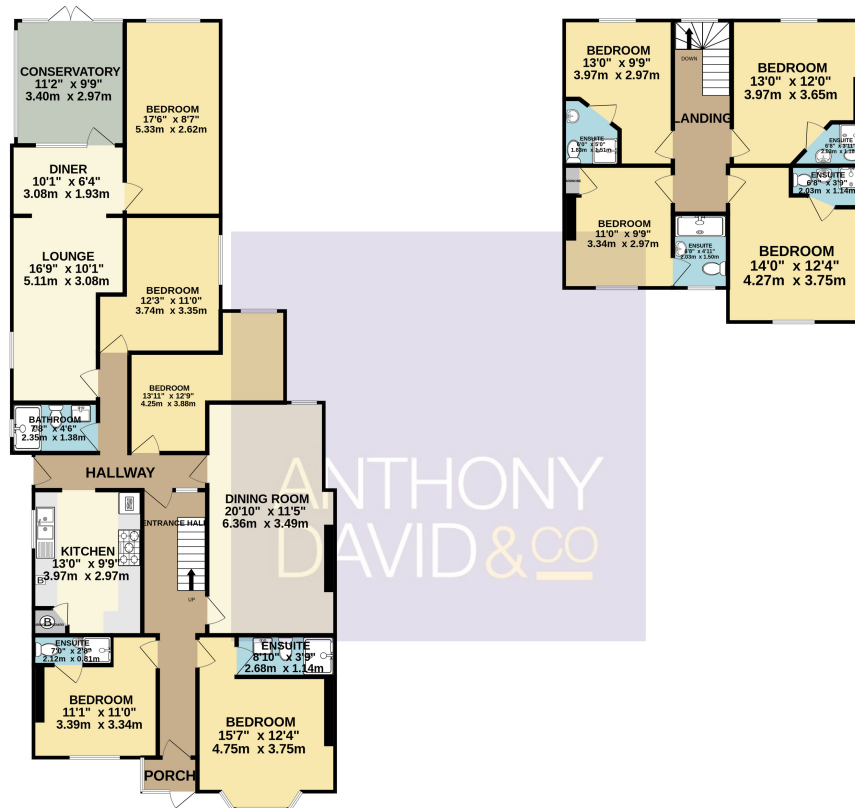
**** GUEST HOUSE/HMO OR MULTI GENERATIONAL LIVING OPPORTUNITY **** A superb semi detached guest house ideally situated adjacent to the scenic Poole Park with its boating lake, bowling green, tennis courts and eateries. The trendy Ashley Cross with its bars and bistros and Poole Town centre with its array of shopping facilities and central transport links are also a short distance away. The property presents an ideal investment and viewing is essential to not only appreciate its fantastic location but also the circa 2670 sq ft of accommodation on offer, which comprises: **DOWNSTAIRS**; Self contained three bedroom apartment with lounge, diner, conservatory and bathroom. Two double bedrooms with en-suite showers, communal dining room and kitchen. **UPSTAIRS**; Four further double bedrooms again all with en-suite shower rooms. Externally there is Southerly aspect garden with sun patio and lawned area leading to a gate giving direct access to Poole Park. To the front the driveway provides off road parking for three/four vehicles.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1591 sq.ft. (147.8 sq.m.) approx.

1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 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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Guest Bedroom 15' 7" x 12' 4" (4.75m x 3.76m)

En-Suite Shower 8' 10" x 3' 9" (2.69m x 1.14m)

Guest Bedroom 11' 1" x 11' 0" (3.38m x 3.35m)

En-Suite Shower 7' 0" x 2' 8" (2.13m x 0.81m)

Communal Dining Room 20' 10" x 11' 5" (6.35m x 3.48m)

Communal Kitchen 13' 0" x 9' 9" (3.96m x 2.97m)

Lounge 16' 9" x 10' 1" (5.11m x 3.07m)

Diner 10' 1" x 6' 4" (3.07m x 1.93m)

Conservatory 11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom 17' 6" x 8' 7" (5.33m x 2.62m)

Bedroom 13' 11" x 12' 9" (4.24m x 3.89m)

Bedroom 12' 3" x 11' 0" (3.73m x 3.35m)

Bathroom 7' 8" x 4' 6" (2.34m x 1.37m)

Guest Bedroom 14' 0" x 12' 4" (4.27m x 3.76m)

En-Suite Shower 6' 8" x 3' 9" (2.03m x 1.14m)

Guest Bedroom 13' 0" x 12' 0" (3.96m x 3.66m)

En-Suite Shower 6' 8" x 3' 9" (2.03m x 1.14m)

Guest Bedroom 13' 0" x 9' 9" (3.96m x 2.97m)

En-Suite Shower 6' 5" x 5' 0" (1.96m x 1.52m)

Guest Bedroom 11' 0" x 9' 9" (3.35m x 2.97m)

En-Suite Shower 6' 8" x 4' 11" (2.03m x 1.50m)



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.