

Broadwater Avenue, Lower Parkstone, BH14



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What it's got.

Situated in a sought-after location, this charming three-bedroom chalet bungalow offers a versatile and flexible living space. Impeccably presented throughout, this residence is sure to captivate prospective buyers with its tasteful decor and modern features. You are instantly welcomed into this home by a flood of natural light and homely feel.

On the ground floor the property flows well with the separate open plan dining room/second reception has original parquet flooring, feature focal fireplace and stairs lead up to the first floor. This room is ideal for socialising, entertaining guests or enjoying family meals. The modern kitchen enjoys plenty of cupboard space with integrated appliances and is complemented by a sunroom adding an additional touch of elegance and provides a tranquil space to relax and unwind whilst admiring the view of the landscaped garden.

The main bedroom boasts fitted wardrobes and a modern en-suite shower room. The second bedroom is a good-sized double with fitted wardrobes and the third bedroom can either be used a bedroom or home office providing ample space for a growing family or those in need of a home office. The modern family bathroom completes this level.

One of the standout features of this property is the impressive first floor lounge with floor to ceiling shaped window allowing the natural light to flow through with patio doors leading onto a delightful south facing balcony, perfect for enjoying the scenic views and soaking up the sun, there is also ample eaves storage. NB- This could be used as large master bedroom or divided into two bedrooms, if desired.

This property also benefits from a good-sized garden complete with a summer house benefiting from light & power, offering the perfect outdoor retreat for enjoying warm summer days or hosting gatherings with friends and family. A detached **double** garage provides ample parking and storage space, while the generous plot ensures plenty of room for outdoor activities or future expansions. The paved driveway provides parking for several cars, mobile home/camper van or boat.

In conclusion, this 3 Bedroom Chalet Bungalow represents a unique opportunity to acquire a well-maintained property in a desirable location. Offering a blend of modern comfort and traditional charm, this home is sure to appeal to discerning buyers looking for a residence that ticks all the boxes. Book your viewing today and experience the allure of this exceptional property firsthand.





What the owner says.

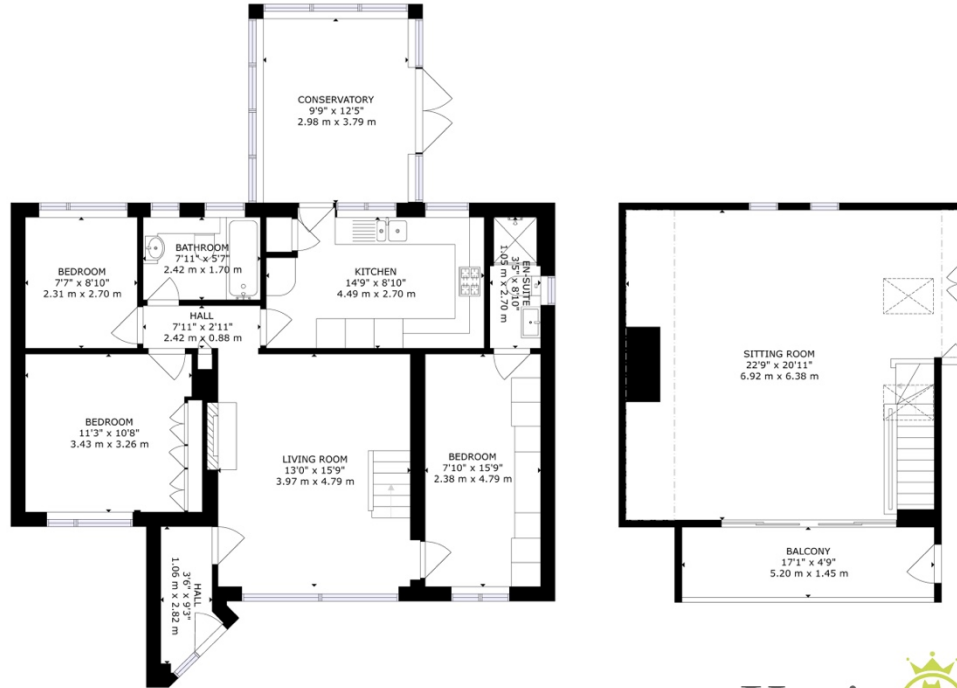
“As soon as we saw the property we knew it was the home we always wanted. Great location, near the beach. Nice large flat plot not overlooked with good off-road parking. A rare find in this sort after area. Over the years my wife and I have added a large double garage, large upstairs relaxing area with a balcony giving nice views over Poole. The property is nice and light with the sun rising at the back and coming round to the front for lovely sunsets from the balcony.”



Where it is.

Situated in a popular location close to the Harbourside, the award-winning beaches of Sandbanks and local amenities, residents will enjoy the convenience of Lilliput shops and vibrancy of the surrounding area. With a favoured school catchment, families can rest assured that educational opportunities are within easy reach. Also nearby is the ever-popular urban village of Ashley Cross with its array of fashionable bars, trendy bistros, cafes and facilities. Parkstone train station benefits from direct routes to Waterloo, London making it ideal to commute.





GROSS INTERNAL AREA
 FLOOR 1: 841 sq.ft, 78 m², FLOOR 2: 371 sq.ft, 34 m²
 EXCLUDED AREAS: CONSERVATORY: 122 sq.ft, 11 m², BALCONY: 81 sq.ft, 8 m², REDUCED HEADROOM BELOW 1.5M: 82 sq.ft, 8 m²
 TOTAL: 1212 sq.ft, 112 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 1212 Sq. Ft in accommodation
- Versatile & flexible home that is immaculately presented throughout
- Two/three bedrooms
- Detached double garage
- Impressive first floor lounge with sun balcony
- Energy rating D
- Modern kitchen with separate dining room
- Good sized garden with summer house
- Large plot and driveway
- Courthill & Baden Powell school catchment

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.