

Pottery Road, Lower Parkstone, BH14



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Nestled in a sought-after area, this character cottage offers a charming retreat for its new owners. This property features two double bedrooms, providing ample accommodation for a small family or professionals looking to settle in a peaceful environment. The spacious living area exudes warmth, with its characterful charm seamlessly blending with modern comforts with defined dining area & lounge. The open plan kitchen is a good size offering ample storage & work top space. A modern downstairs bathroom with a skylight adds a touch of luxury to this cosy abode, providing a perfect space to unwind after a long day.

Step outside into the delightful garden, extending approximately 100 ft in length, creating a tranquil oasis for outdoor relaxation and entertaining. The well-maintained outdoor space offers a perfect setting for al fresco dining or hosting gatherings with family and friends. Additionally, the property benefits from parking to the rear, ensuring convenience for residents with vehicles.

Situated in the Courthill & Baden Powell catchment area, this home presents an opportunity to enjoy a fantastic lifestyle while being close to reputable schools and local amenities. Don't miss out on the chance to own this property that seamlessly combines modern living with plenty of charm and character features. Move in with ease as this property is offered with no forward chain, making it a hassle-free investment in your future.





What the owner says.

“We bought the house originally as a second home by the sea and to be closer to elderly family members. Inevitably we liked it so much we have moved here full time and need somewhere a bit bigger.”

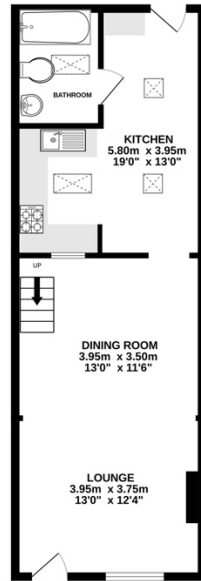


Where it is.

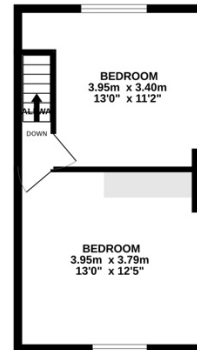
Positioned in a popular location just a short walk to the Harbourside. You can easily walk to local amenities of Whitecliff parade, local schools and in turn Ashley Cross with its array for fashionable bars, trendy bistros and amenities. The award-winning beaches of Sandbanks are in easy reach and Poole town centre is just a short drive or cycle away.



GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.



1ST FLOOR
29.1 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA : 75.2 sq.m. (809 sq.ft.) 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 misstatement. 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.
Made with Memphis 02/20

Technical bits.

- Approx 809 Sq. Ft
- Spacious living accommodation
- Delightful garden measuring approx. 100 ft in length
- Parking to rear
- Close to harbourside, schools and amenities
- EPC Rating D
- Character cottage
- Modern downstairs bathroom with skylight
- Courthill & Baden Powell catchment
- No forward chain

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.