

Durlston Road, Lower Parkstone, BH14



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ESTATE AGENTS

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# What it's got.

This remarkable 6-bedroom detached property offers over 3,500 sq.ft of beautifully designed living space, blending luxury finishes with flexible family living. With sea glimpses and elevated outdoor areas, this home truly captures modern coastal living.

Thoughtfully arranged across 4 impressive floors, the accommodation is both spacious and versatile, catering perfectly to families or those seeking premium space for entertaining and working from home.

The lower ground level features a cinema/play room. A large laundry room offers floor to ceiling storage, a large butler sink, and space for both washing machine and dryer. This level also includes a separate WC, internal access to the integral garage, a welcoming entrance hall, and generous storage space. At the heart of the home, the first floor showcases a spacious open-plan kitchen and dining area, seamlessly connecting to a SOUTH FACING balcony, perfect for evening relaxing. The bespoke kitchen is fully equipped with floor to ceiling cabinetry, integrated appliances, a Quooker tap, and a built in coffee machine, with a French Door opening directly to the low maintenance garden.

Also on this level is a separate formal living room with direct access to the balcony, a dedicated office ideal for working from home, and a convenient WC.

The second floor hosts 3 generously sized bedrooms, including a luxurious master suite featuring a private en-suite, built-in wardrobes, and its own balcony with views of the sea and Purbeck hills. The family bathroom serves the remaining two bedrooms, both of which include built-in storage and plenty of natural light.

On the top floor, you'll find a further 3 well proportioned bedrooms, one with a spacious shower room, and ample built-in storage. This floor provides flexibility for hosting family, elder children, or even a second office if desired. Externally, the property benefits from several balconies, a low-maintenance landscaped garden, private off-road parking, and an integral garage. Located in a prestigious and peaceful coastal setting, this home provides easy access to beautiful beaches and the nearby Harbourside.







## What the owner says.

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“When we first saw our house, we absolutely loved the space it gave our large family. We were immediately struck by the hallway, such a great space our children couldn’t possibly fill up and stop me coming through the front door. Every room is a great size allowing our 4 children to each have a bedroom without the arguments over who has the small one. The garage is a godsend, enough space for a large car, storage, work bench, paddle boards and quite a large number of bikes. We love the peaceful garden and balcony areas which allow us to enjoy the sun at all times of day. The neighbours are friendly and welcoming. The beach and park areas are a short walk or bike away along with local shops. We will miss the well laid out space and modern feel of the house along with the easy access to the beaches.”

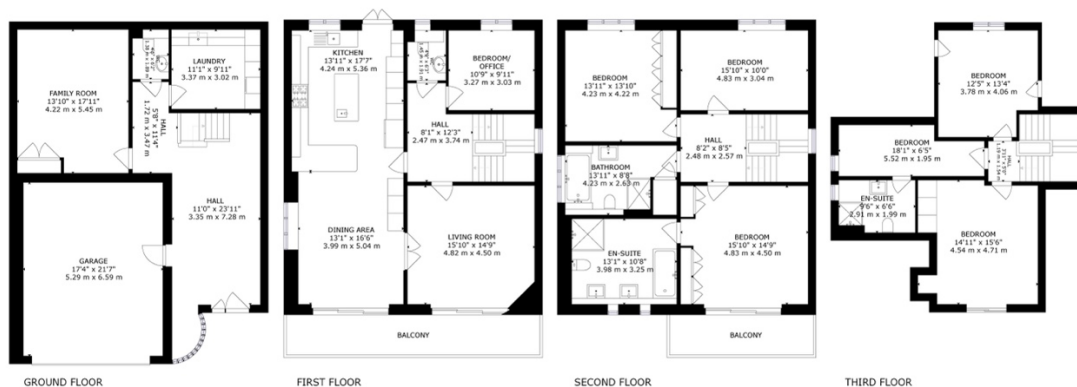


## Where it is.

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Perfectly positioned in this family-friendly neighbourhood close to favoured schools, parks and beaches. If you enjoy Boating, Parkstone Bay Marina and our favoured South Deep are a 20 minute stroll away. You can walk to the nearby schools Lilliput Infant, Baden Powell & BCS private school. Ashley Cross, a local hotspot, is a stroll away with trendy eateries and bars. Canford Cliffs Village and Sandbanks are also within easy reach. For those that commute Parkstone Train Station is also a short distance away with direct routes to London Waterloo. The award winning beaches of Sandbanks are nearby and the town centres of Poole & Bournemouth too.





GROSS INTERNAL AREA  
 FLOOR 1: 1116 SQ.FT, 104 m<sup>2</sup>, FLOOR 2: 998 SQ.FT, 93 m<sup>2</sup>,  
 FLOOR 3: 999 SQ.FT, 93 m<sup>2</sup>, FLOOR4: 636 SQ.FT, 59 m<sup>2</sup>  
 TOTAL: 3749 SQ.FT, 349 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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## Technical bits.

- Prime coastal location
- 6 spacious bedrooms & 3 bathrooms spread across 4 floors
- Open plan kitchen diner, with multiple reception rooms
- Rear low maintenance garden & two south facing balconies at the front of the property
- Approx. 3749 Sq. Ft of premium living space
- Luxury family home located on a sought-after road
- Sea & Purbeck glimpses
- Separate laundry room, cinema room or playroom
- Large integrated garage
- EPC – C / Council tax band - G

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.