

PS

60a Langdon Road, Lower Parkstone, Poole, BH14 9EH

£2,500 pcm

PS



60a Langdon Road

Tucked away in a private position within a small, exclusive development, this brand new luxury detached house is one of just three and presents an exceptional opportunity to rent a contemporary family home finished to an impeccable standard.

- Brand new luxury four bedroom detached house in private setting
- Open plan kitchen and dining room with Quartz worktops and integrated appliances
- Bi-fold doors to south-facing decked patio and garden
- Spacious lounge and two stylish bathrooms including en-suite
- Energy-efficient features including air source heat pump and underfloor heating
- Allocated parking for two vehicles plus secure storage shed
- Close to Alexandra Park, excellent schools, Ashley Cross, mainline train stations and beaches
- New Carpets to be fitted by Landlord prior to occupation



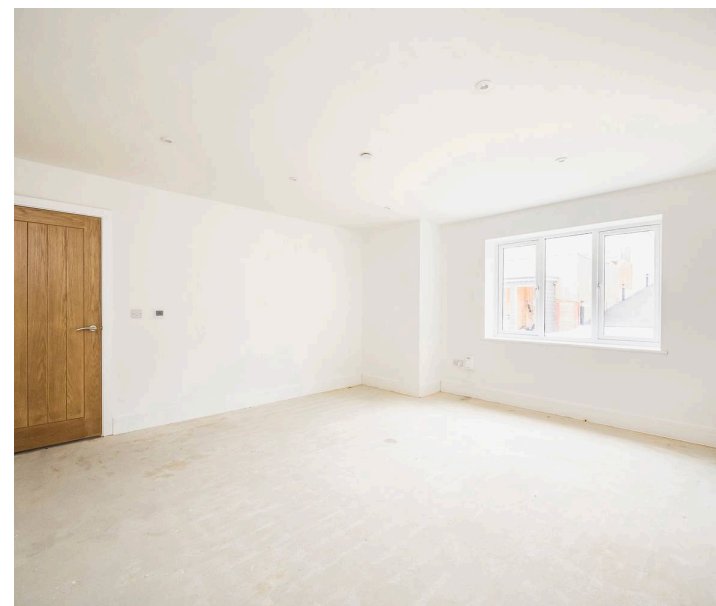
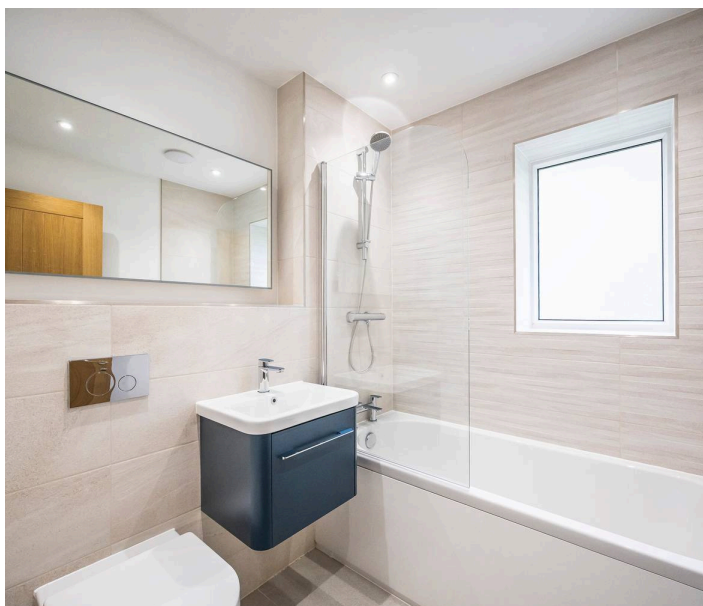
The property has been thoughtfully designed with a focus on space, light and modern living. The heart of the home is the open plan kitchen and dining area, complete with Quartz worktops, integrated appliances, a breakfast bar and striking bi-fold doors that open directly onto a south-facing decked patio. This seamless indoor-outdoor flow creates the perfect setting for entertaining or enjoying relaxed family meals in the sunshine.

Also on the ground floor is a large, inviting lounge ideal for quiet evenings or social gatherings, along with a well-appointed cloakroom. Upstairs, four generous bedrooms provide excellent family accommodation, including a principal bedroom with en-suite, bedroom 2 with an en-suite, alongside a sleek family bathroom, all finished with modern fixtures and clean lines.

The south-facing garden offers a peaceful retreat for outdoor enjoyment, while practical benefits include allocated parking for two cars, a secure bike and storage shed, and energy-efficient features such as underfloor heating, an air source heat pump and an EV charging point.

Set within a quiet development, this home offers privacy while remaining well connected. Alexandra Park is just a short walk away and offers a children's play area and a café, ideal for family outings. The property lies within the catchment area for the highly regarded Courthill Infant and Baden Powell Junior Schools, making it an excellent choice for families. Ashley Cross, with its vibrant cafes, bars and amenities, is within walking distance, as are Parkstone and Branksome train stations with direct connections to Southampton, Winchester and London Waterloo. The award-winning beaches of Sandbanks and the centres of both Poole and Bournemouth are also within easy reach.

This is a rare opportunity to rent a high-specification, energy-conscious home in one of the area's most desirable locations. Ready for immediate occupation.





Philippa Sole Ltd

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