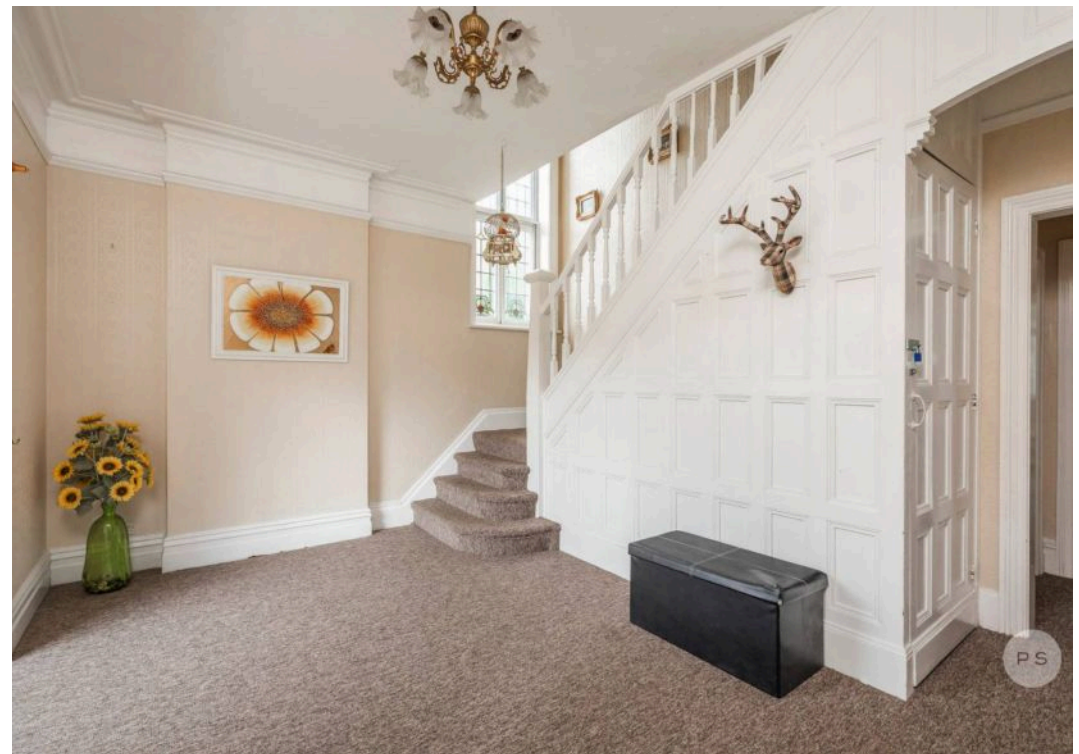


PS

1 Spur Hill Avenue, Poole - BH14 9PG

Guide Price £799,950

PS



1 Spur Hill Avenue

Poole

This attractive, Edwardian, family home offers generous accommodation arranged over three floors, combining period charm with excellent future potential. This much loved home is now ready for the next family to personalise and make their own forever home. Set in the heart of Penn Hill, Lower Parkstone, the property is available with no forward chain.

- A charming seven bedroom Edwardian house, positioned over three floors
- This wonderful family home, requires updating by the next home owners
- Impressive entrance hall, with spindled staircase
- Retaining some lovely original period features
- Two formal reception rooms
- Three bath/shower rooms
- Kitchen with large separate utility
- Family friendly garden
- Ample off road parking
- Large garage and work shop
- Sought after Penn Hill, Lower Parkstone location
- Freehold
- Internal area 2802.9 sq.ft
- Council Band G - £3758.23
- EPC Rating: D



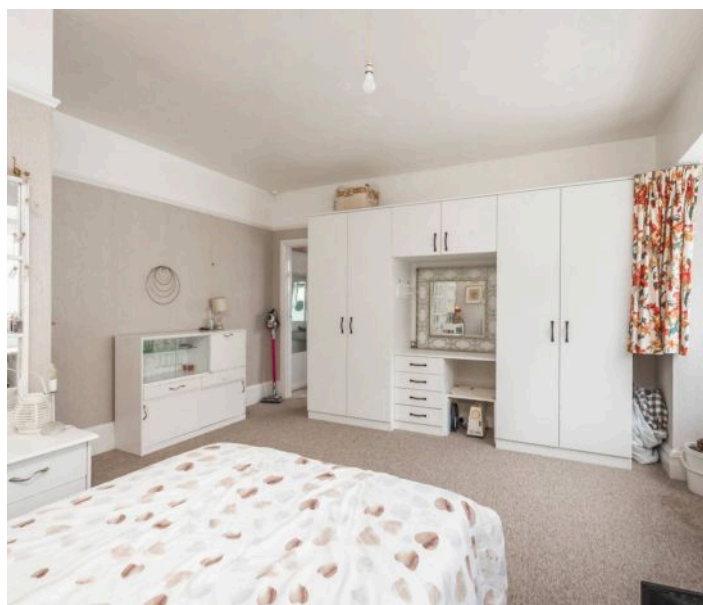
A welcoming and impressive reception hall sets the tone, featuring original stained glass windows and traditional spindled staircase. The ground floor offers two well-proportioned reception rooms, the main one with a large bay windows, flooding natural light into this spaciousness room. A guest WC is conveniently located off the hall, alongside a fitted kitchen which leads semi open plan to a separate utility room for practical day-to-day living.

The first floor hosts four bedrooms, including a spacious principal bedroom with its own en suite shower room. A large family bathroom with both bath and shower serves the remaining bedrooms on this level. On the second floor, three further bedrooms offer flexible space for larger families, guests, or home working. A generous family bathroom completes this floor, overall creating a comfortable and well-balanced layout throughout. Additional features include: High ceilings, deep skirtings, ornate architraves and stain glass windows

Outside, the home is set back from the road with ample off-road parking leading to a large garage. The level rear garden mainly laid to lawn, features a raised terrace, perfect for relaxing or entertaining and mature borders.

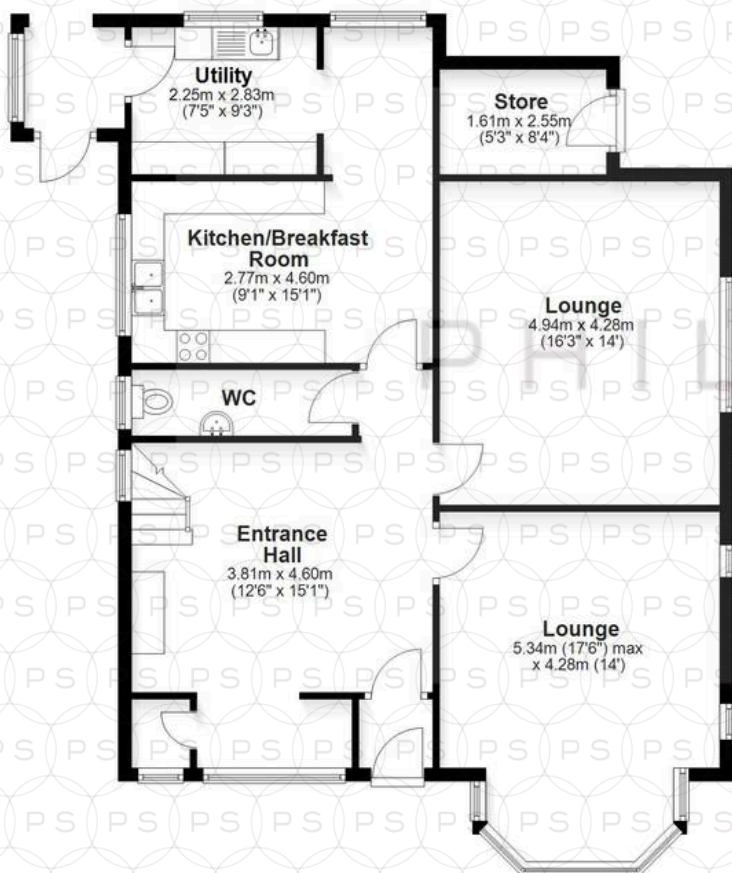
Location

Located in one of Lower Parkstone's most desirable roads. The local villages of Penn Hill and Canford Cliffs are within easy reach with their selection of bars and restaurants, as are the rest of the area's renowned leisure facilities including the Blue Flag beaches at the world famous Sandbanks Peninsula and Poole Harbour with its array of private yacht clubs and water sports facilities. Branksome Station with a direct service into London Waterloo taking approximately 2 hours with Poole and Bournemouth stations also within easy reach.



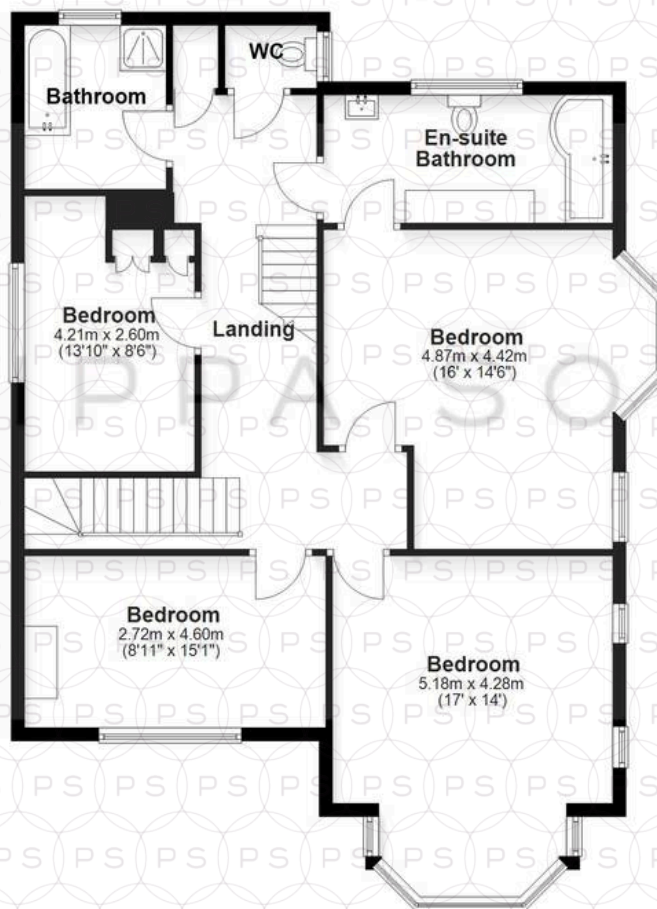
Ground Floor

Approx. 101.0 sq. metres (1087.0 sq. feet)



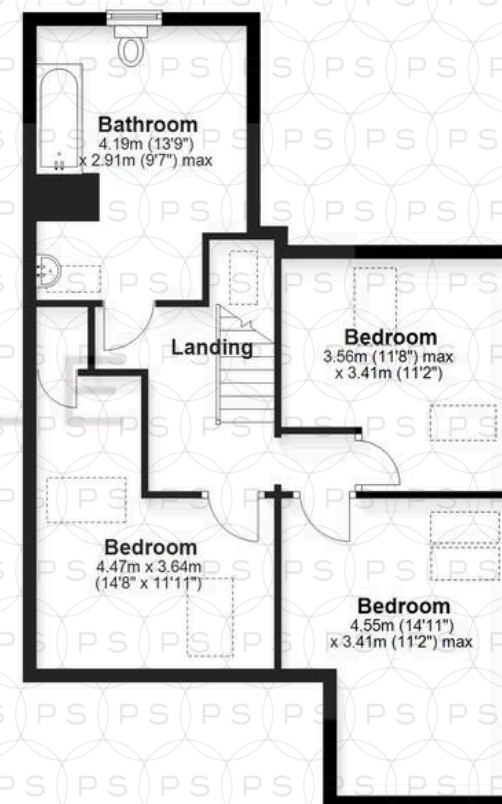
First Floor

Approx. 99.4 sq. metres (1070.2 sq. feet)



Second Floor

Approx. 60.0 sq. metres (645.7 sq. feet)



Total area: approx. 260.4 sq. metres (2802.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUP.



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