

PS

60b Langdon Road, Parkstone, Poole, BH14 9EH
£2,500 PCM

PS

60b 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
- Unfurnished
- Band D: £2,254.94
- Pets Considered
- Available now
- EPC Rating: B



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.

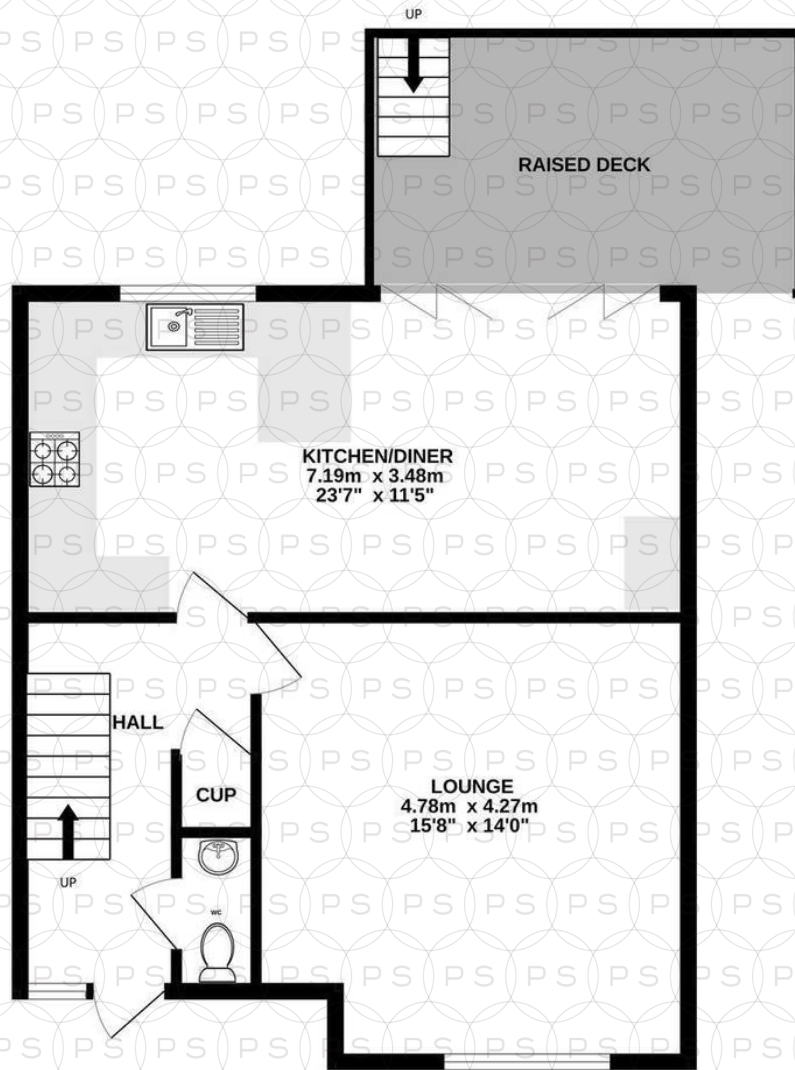
The south-facing garden offers a peaceful retreat for outdoor enjoyment, while practical benefits include allocated parking for two cars, a secure bike and storage shed, and energy-efficient features such as underfloor heating, an air source heat pump and an EV charging point.

Location

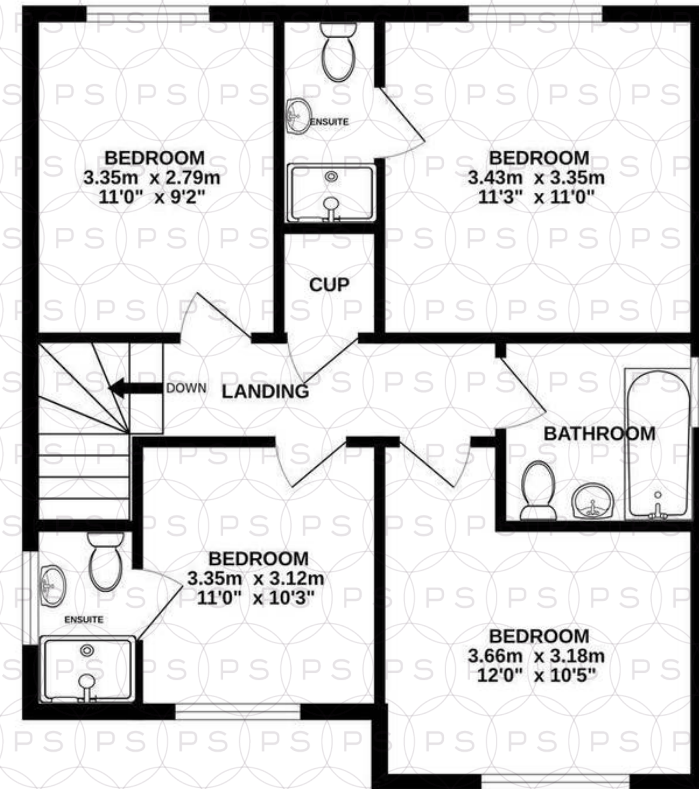
Set within a quiet development, this home offers privacy while remaining well connected. Alexandra Park is just a short walk away and offers a children's play area and a café, ideal for family outings. The property lies within the catchment area for the highly regarded Courthill Infant and Baden Powell 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.



GROUND FLOOR
56.8 sq.m. (611 sq.ft.) approx.



1ST FLOOR
56.5 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA : 113.3 sq.m. (1219 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 mis-statement. 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.

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