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10 Flambard Road, Poole, Lower Parstone, Poole, BH14 8SU
£1,150,000
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10 Flambard Road

Lower Parkstone, Poole

Set in a peaceful cul de sac in Lower Parkstone, this striking three bedroom, three bathroom home combines contemporary design with impressive harbour views. Extending to over 2,500 sq ft, the property has been remodelled to a high standard, with a distinctive split level layout and a south west facing terrace.

- Elevated sun terrace with Poole Harbour views and evening sunsets
- Quiet cul-de-sac setting in sought-after Lower Parkstone
- Architecturally distinctive split-level design
- Three double bedrooms and three bathrooms
- Principal bedroom suite with air conditioning and ensuite bathroom
- Integral double garage extending approximately six metres
- Unfurnished, long term tenancy, available from mid-January 2027 subject to landlord's onward purchase
- Internal area of approximately 2527 sq. ft.
- Council Tax Band F: £3,466.65
- EPC Rating: B



ABOUT THE PROPERTY:

At the heart of the home, the open plan kitchen, dining and living space is arranged for both everyday life and entertaining. A hand painted kitchen and stone topped island sit alongside generous dining and living areas, while large patio doors draw attention to the harbour views and open onto the terrace.

The principal bedroom has air conditioning and a spacious en suite. Two further bedrooms and bathrooms provide accommodation for family or guests, while a second sitting room offers flexibility as a home office or a quieter space to relax.

OUTSIDE:

The private, south west facing terrace is a wonderful place to enjoy the harbour outlook, with space to relax or entertain. The property also benefits from a substantial integral garage measuring approximately six metres.

LOCATION:

Flambard Road enjoys a peaceful setting within reach of Ashley Cross and its cafés, restaurants and independent shops. Footpaths provide a route down to Poole Harbour via South Western Crescent, Copeland and Westwood Drive, connecting the property with waterfront walks and the area's coastal lifestyle.

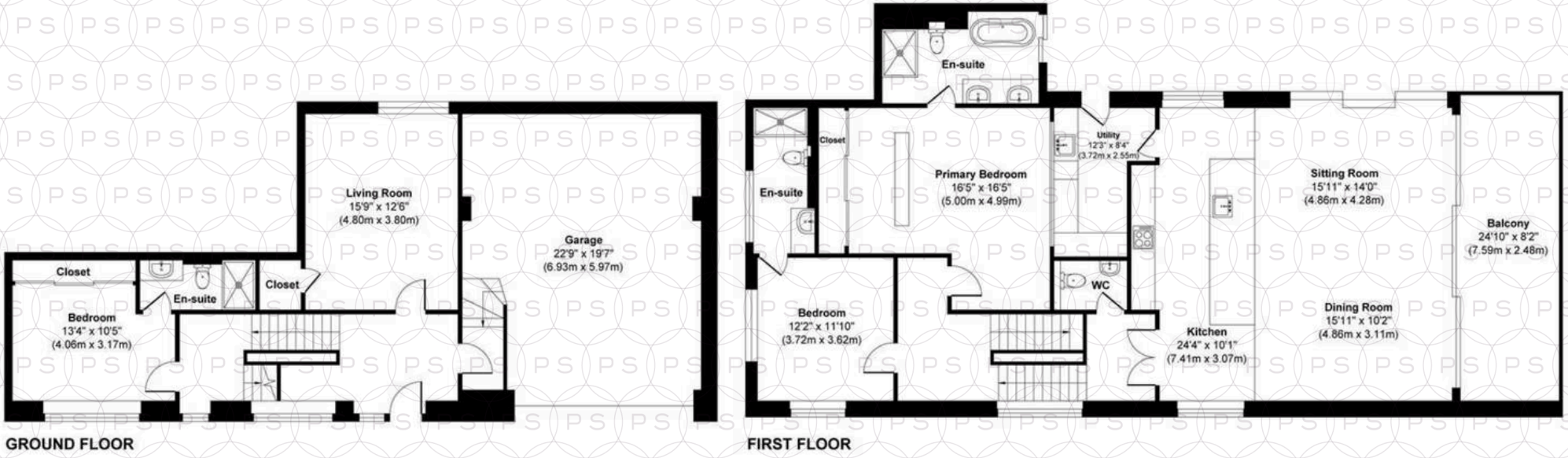
PHILILIPPA SOLE'S VIEW:

"The harbour views give this home a special sense of place. Combined with the south west facing terrace, generous living space and peaceful cul de sac setting, it offers a compelling opportunity in Lower Parkstone. The footpath route down to the harbour is another lovely feature, and the vendor is suited."









Main area: Approx. 235 sq. metres (2527 sq. feet)

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Philippa Sole Ltd

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