



46 CLARENCE PARK ROAD
POKESDOWN
BH7 6LQ

GUIDE PRICE
£350,000 - £365,000
FREEHOLD

“A Characterful detached home with three bedrooms and two reception rooms, ideally situated for a wide range of amenities and excellent schools”

Winkworth

for every step...

GUIDE PRICE- £350,000 - £375,000

Three Bedrooms
Open Plan Kitchen / Dining Room
Spacious Lounge
Family Bathroom
Character Features
Downstairs WC
Parking At Rear
Garage

EPC: C | COUNCIL TAX: C | FREEHOLD

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Why Clarence Park Road?

Step into this detached home offering a blend of classic character and modern convenience. The inviting lounge, adorned with a bay window and a period fireplace, welcomes you into a space perfect for relaxation or entertaining guests.

Adjoining the lounge is an open-plan kitchen featuring a stylish tiled backsplash, seamlessly transitioning into a dining area. The convenience of this layout is enhanced by doors opening onto the rear garden, flooding the space with natural light and creating a delightful indoor-outdoor flow.

Convenience continues on the ground floor with a well-appointed WC, adding to the functionality of this home.

Ascend the spindle half-turn staircase, where you'll discover three bedrooms and a family bathroom boasting a tub and an overhead shower, offering comfort and privacy for the household.

Outside, the rear garden presents a low-maintenance tiled expanse, providing a versatile outdoor space for relaxation or alfresco dining. The property also boasts a garage, complemented by a parking space in front, ensuring ample room for vehicles. Gated access from the rear allows convenience and practicality.

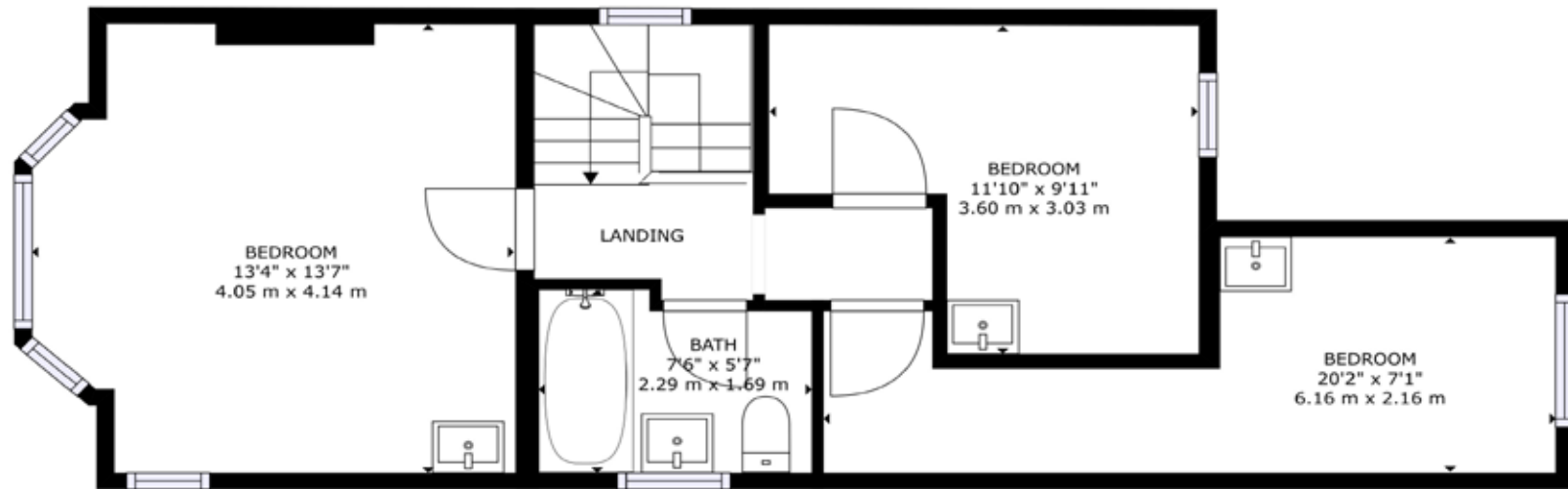
Conveniently located for excellent schools, expansive parkland and a wide range of amenities, this property offers a harmonious blend of classic features and modern comfort, making it an ideal place to call home.



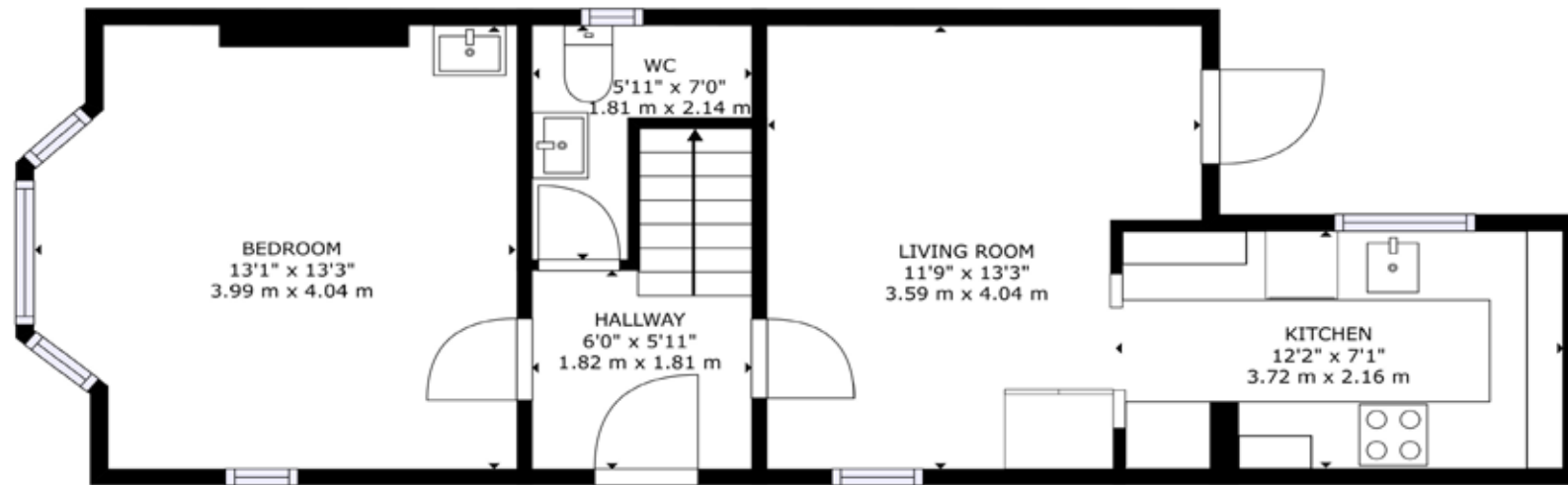
Why Kings Park & Pokesdown?

Kings Park and its adjoining neighbour Pokesdown is home to the premiership team AFC Bournemouth. Many of the properties in this area were built 1890s to 1900. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and playpark for the little ones. There is also a large nursery for any green fingered enthusiasts. With good transport links, it is an ideal location for those that need to commute. The hustle and bustle of Southbourne high street is just a short distance.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 479 sq. ft, 45 m², FLOOR 2: 493 sq. ft, 46 m²
 TOTAL: 972 sq. ft, 90 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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