

Casterbridge Court, 3 Alton Road, BH14



Katie  Fox  
ESTATE AGENTS

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# What it's got.

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Walking into the flat you are welcomed by a large entrance hallway with plenty of built in storage cupboards. Bathed in natural light thanks to its expansive windows and bright, airy layout, this spacious home offers an inviting sanctuary ideal for both relaxing and entertaining.

The generous living and dining area flows seamlessly onto a sunny balcony, where you can unwind while enjoying picturesque harbour views, the perfect spot for morning coffee or evening drinks. A doorway leads through to the kitchen which is thoughtfully arranged, boasting ample storage and modern fittings, making meal preparation both practical and enjoyable while enjoying your view. Both bedrooms are of excellent size, with the principal bedroom featuring it's own balcony and a luxurious en-suite shower room for added privacy and comfort, while the second double bedroom is served by a sleek, contemporary shower room.

Additional highlights include a secure garage and visitor parking (a rare find in this location) and the convenience of both lift and stair access (stairs are located to the rear of the building), ensuring easy movement throughout the building. Residents also enjoy access to beautifully maintained communal gardens, providing a peaceful retreat just moments from your front door.

With a shared freehold, you benefit from greater control and peace of mind over your investment. This is an outstanding opportunity to secure a well-appointed, move-in ready flat in a sought-after neighbourhood - perfect for professionals, downsizers or anyone seeking a relaxed coastal lifestyle with every convenience on the doorstep. Early viewing is highly recommended to appreciate the quality and charm on offer.





## What the owner says.

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“I have thoroughly enjoyed living in this wonderful apartment for 26 years. Each day I look out of my balcony through the trees to the sea view and it has a very calming effect. The local shops, library, opticians and doctors are within easy walking distance so there is no need to get out the car. A day out to see a show in London, Southampton or Winchester is so easy as the railway station is less than 5 minutes walk away”

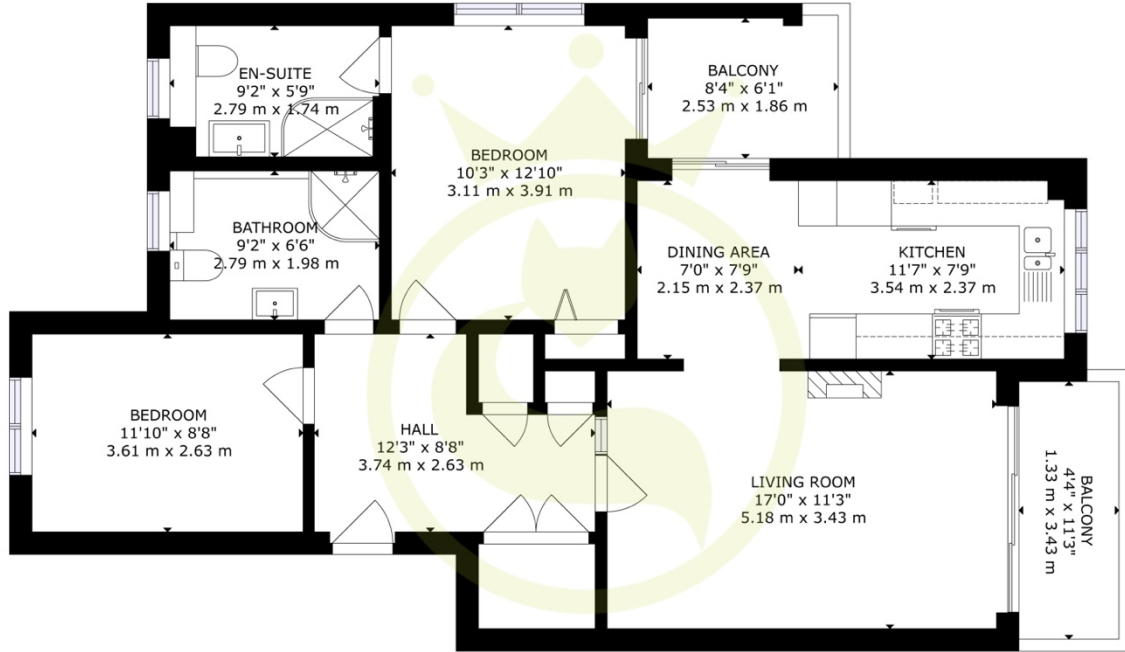


## Where it is.

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The location is second to none, placing you within easy reach of the vibrant Ashley Cross area, renowned for its array of independent cafes, restaurants and boutique shops. Parkstone train station is just a short stroll away, offering swift links to Bournemouth, Poole and direct to Waterloo, London, while excellent local schools and essential amenities are all close at hand. The award winning beaches of Sandbanks are just a short drive, cycle away and could be walked to in as little as 45 minutes.





GROSS INTERNAL AREA  
 EXCLUDED AREAS: BALCONY: 100 sq.ft, 9 m<sup>2</sup>  
 TOTAL: 858 sq.ft, 80 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- Approx 824.9 Sq. Ft in accommodation
- Maintenance charge £3000 per Annum
- Well presented throughout
- Lift & stairs
- Garage & visitor parking
- Energy Rating C / Council tax band D
- Shared Freehold
- Two bedroom, two bathroom second floor flat
- Sunny balcony with harbour views
- Close to Ashley Cross & Parkstone train station

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.