



210a Victoria Road

Ferndown, BH22 9JE

SPENCERS
NEW FOREST



The Property

A fantastic opportunity to acquire a delightful 2 bedroom ground floor flat in the heart of Ferndown in a small and private converted block of only 4 apartments. The property comes with the tremendous benefit of owning the freehold of the entire block, which sits centrally within its impressive grounds. There is also great potential to further develop the site STPP. Offers are invited on both a conditional and unconditional basis.

- Large parking area with off road parking for up to 10 vehicles
- Impressive porch and inner hallway, with plentiful coat hanging space provides access to:
- Splendid high ceilings compliment a spacious kitchen / breakfast room with modern fitted cupboards and fitted appliances. The kitchen offers a tranquil outlook over the grounds.
- Exceptional sitting room / dining room offering direct access onto the grounds as well as the most magnificent fireplace with niche storage to either side.
- A well appointed family bathroom
- Two spacious double bedrooms offering character via the exposed fireplaces as well as great storage space via walk in cupboard space
- Double Garage with newly refurbished workshop to the rear

Grounds & Garden

Outside, there are glorious, well maintained grounds with a variety of planted bedding and shrubbery to the external borders. There is a quaint and private summer house, providing a lovely seating area in the sunshine.

FLOOR PLAN

Coming Soon...



The Situation

The property is situated in a highly sought-after and established location, in a pleasant setting alongside the Ferndown Golf Club. Ferndown town centre is approximately 1 mile away, offering a good range of shops, leisure facilities, cafes and restaurants. Excellent road links provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches (approx. 10 miles south), and the easily accessible A31 provides links to the historic market town of Ringwood and the beautiful New Forest (approx. 6 miles east) offering thousands of acres of natural heath and woodland. Southampton is approximately 25 miles east (via the M27). There are airports at both Southampton and Bournemouth.

Services

Energy Performance Rating: C Current: 72 Potential: 76

Available download speeds of 80 Mbps (Superfast - Ofcom)

All Mains Connected

Council Tax Band: B



Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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