

FOR SALE

45 Sandbanks Road, Whitecliff,  
Poole, Dorset BH14 8BS



PHILIPPA SOLE



£375,000

Two/Three bedrooms

Tastefully refurbished throughout

Lilliput and Baden Powell School catchment

Modern fitted kitchen/diner

Low maintenance rear garden

Scope to extend subject to planning permission

Off road parking to the rear of the property  
Freehold

## About this property

Located in the heart of Whitecliff. This delightful two/three Victorian Mews house is conveniently located to all transport links, bistro restaurants, café and within catchment of the highly regarded Lilliput and Baden Powell Schools

The first room you come to on entering this beautifully presented home is the lounge, filled with a charm of it's own. Highlighted by the boxed bay window seat with storage under, exposed wood flooring and handy fitted shelving. As there is an additional spacious family room, means this room could easily double as bedroom three. The family room is positioned to the rear of the property with open fire place and leading semi open plan into the kitchen/diner. The kitchen is fitted with Shaker style units with a range of both integrated and free standing appliances, complimented by solid wood work surfaces. This leads to a well defined dining area with direct access to both the side and rear of the property. The first floor offers two good sized double bedrooms. Serviced by the family bathroom which has been tastefully decorated with part wood panelling and tiling to the walls. The bath has a shower over and airing cupboard neatly housing the boiler and space for linen. The level rear garden has been created for low maintenance. Immediately abutting the rear of the property is the paved terrace, perfect for entertaining and sunbathing, this leads on to an artificial lawn and timber framed garden shed with covered log store to the side. A gate gives access to parking at the rear.

## Location

Conveniently situated and within close proximity to many local shops, cafes, sporting and entertainment facilities. Approx. 500m away is the popular Whitecliff Harbourside Park with its splendid views over Brownsea Island, public slipway and fantastic children's playground. Numerous foot/cycle paths take you to Poole Quay & Old Town where you'll find plenty of pubs, restaurants and the Poole Museum affronting the quayside. Access into Poole Park is a few minutes walk from the property where you'll find two more children play grounds, cafes, a cricket pavilion, crazy golf and water sports facilities on the lake. Ashley Cross and Lilliput both offer village style culture with bars, restaurants and independent retail shops. For the boating enthusiasts, Parkstone Yacht Club and Parkstone Bay Marina are all near by. And of course the world renowned sandy beaches of Sandbanks are less than three miles. Parkstone railway station is perfect for the commuter, with a direct line to London Waterloo in approximately 2 hours. The property falls within the sought-after school catchment of Baden Powell Junior School, which is located just a few minutes walk around the corner.



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