

Fairwinds, 25 Brownsea Road, Sandbanks BH13 7QR

Guide Price £350,000

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Property Summary

A rare opportunity to acquire a spacious one bedroom ground floor apartment with a private south-facing sun terrace and garage. Offering added value potential and set in a highly desirable location on Sandbanks Peninsular.



Key Features

- Spacious ground floor apartment
- Main living room
- Kitchen/breakfast room
- Double bedroom
- Private south facing sun terrace
- Well-maintained communal gardens
- Garage & two parking permit spaces
- Envious location
- Highly desirable location on Sandbanks Peninsular



About the Property

Located just a short walk from the sandy beaches of Sandbanks as well as the chain ferry providing easy access to The Purbecks, this spacious ground floor apartment provides entry level pricing to the most desirable beachside location in the south.

On entering the apartment, the hall leads through to the main living area and offers a flexible living arrangement with plenty of space for soft seating and dining. The kitchen/breakfast room has plenty of storage cupboards and enjoys green garden views over the communal lawn.

A real feature of this apartment is the spacious south-facing patio sun terrace which can be accessed via the main living space and offers a private setting with steps up to the communal lawn area. The bathroom is also located off the main living area.

Also accessed via the entrance hallway is a sizeable double bedroom with fitted wardrobes and overlooking the private sun terrace and communal lawn.

Externally, the apartment benefits from a private garage to the rear of the development plus 2 parking permit spaces, and access to well-maintained communal gardens.

In total, a great opportunity to secure a perfect second home or main residence with added value potential, set in a most enviable location.

Tenure : Share of Freehold

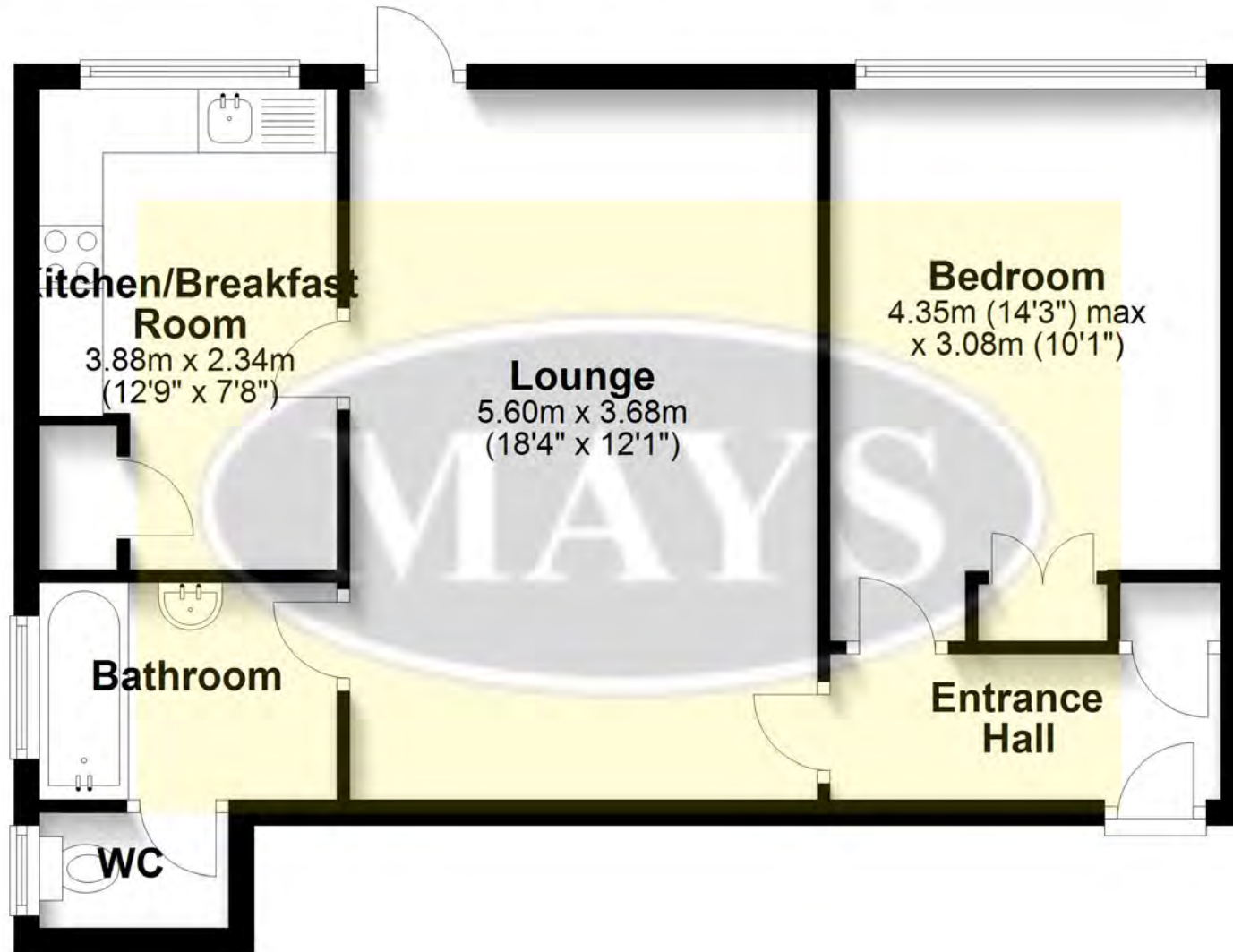
Maintenance charge : Approximately £2,244 per annum

Council Tax Band: C



Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



Total area: approx. 53.8 sq. metres (579.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Sandbanks is known for being one of the UK's most exclusive places to live, with land values being one of the highest in the world. Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco Express, cafés, a newsagent and the famous Rick Stein restaurant.

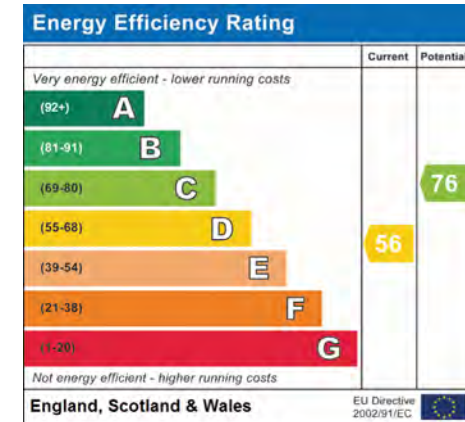
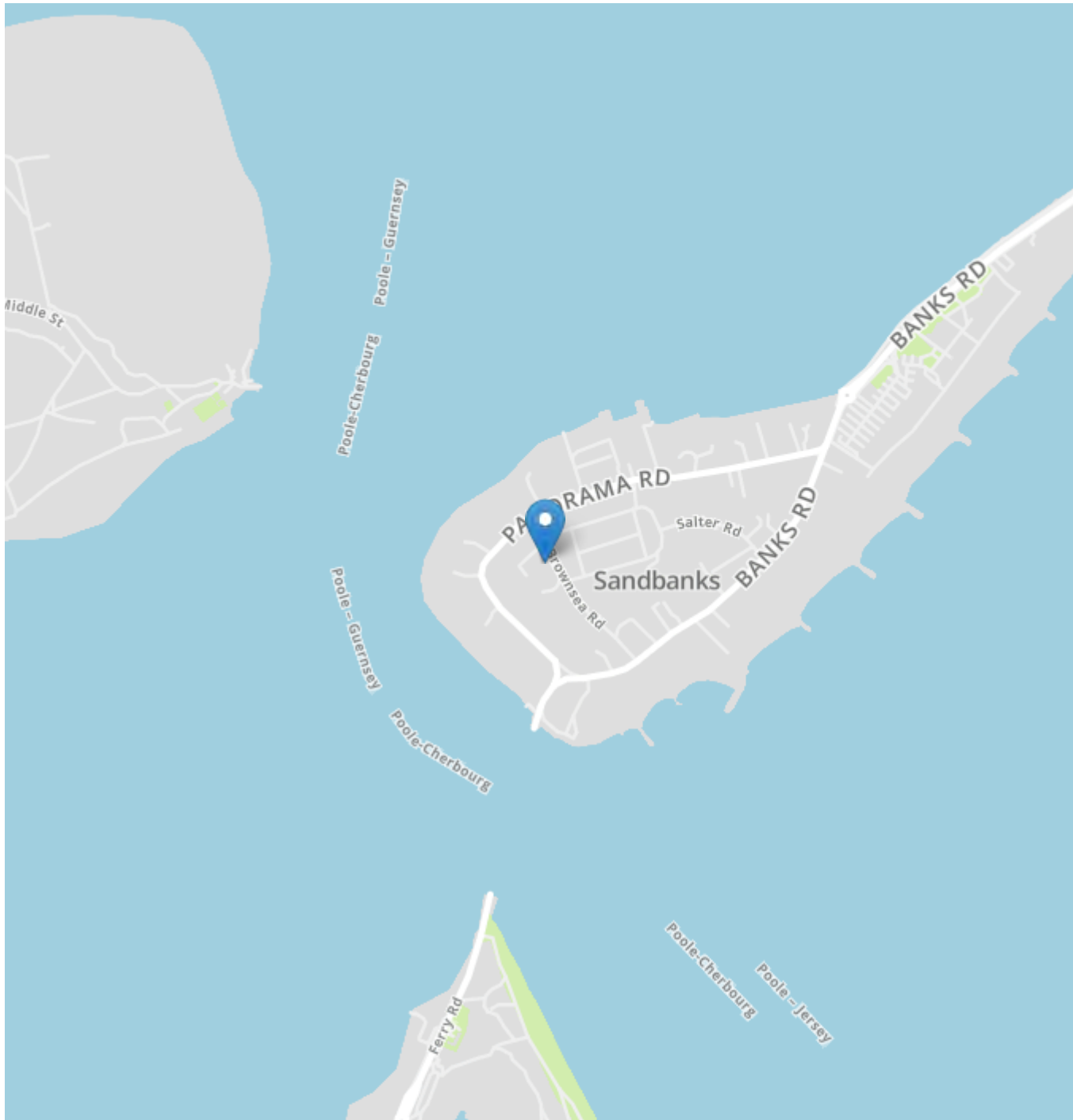


About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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