

FOR SALE

126 Sandbanks Road, Whitecliff,
Poole, Dorset BH14 8DA



PHILIPPA SOLE



£635,000

—
Walking distance to Whitecliff
Harbourside Park

Baden Powell and Lilliput School
catchment

Close to Parkstone Yacht Club

West facing garden

Bright and spacious
accommodation

Low maintenance garden

Open plan living

Parking for 3 vehicles

Council Tax Band D - £2147.75

Leasehold

[Click here for virtual tour](#)

About this property

This beautifully presented, modern family home was built in 2006 to a contemporary design as part of an individual pair of semi-detached houses with a brick block driveway that provides parking for two to three vehicles. The bright and spacious accommodation is arranged over two floors and provides a lovely family home in a great location for parks and schools.

The property opens up to an impressive open-plan kitchen / living / family room, with the eye-line framed by bi-fold doors to the rear that offers a pleasant green outlook and direct access to the garden. The attractive west-facing rear garden is a particular feature of the property, which has been beautifully landscaped into a 'zen outdoor living zone' by the current owners requiring minimal maintenance and maximum enjoyment. Returning inside, the neutral decor and open-plan living gives a peaceful vibe to this home. A practical utility / boot room cleverly hides the evidence of family life, which leads through to a good-sized convenient downstairs cloakroom. A stylish set of stairs turns up to the first-floor landing, which provides access to the loft space. The large main bedroom has a lovely garden aspect and features two sets of built-in mirrored wardrobes and a fully tiled en-suite shower room. There are two further bedrooms, both also featuring built-in wardrobes and a family bathroom.

Location

Whitecliff is a highly sought after residential area. This property is less than 50m from a parade of local shops including an artisan butchers, surf shops characteristic of the local beach-style culture, and popular coffee shop. There are more amenities in both Ashley Cross and Lilliput, which offer a village-style culture with additional entertainment and shopping facilities.

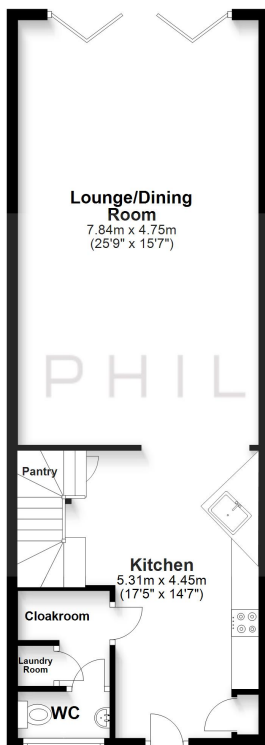
The area is within walking distance of Whitecliff Harbourside Park, featuring playing fields and children's play park, as well as Poole Park with its cafes and leisure facilities. Nearby, you'll find Salterns Marina, Parkstone Yacht Club, and Parkstone Bay Marina. Whitecliff provides easy access to the renowned award-winning Blue Flag beaches that stretch from Hengistbury Head to Sandbanks, known for having the warmest temperatures in the UK and offering stunning views of the Isle of Wight and Purbeck Hills. Lilliput is just a short walk away, while Canford Cliffs is nearby, offering a variety of shops, restaurants, and bars. Bournemouth and Poole town centres are also within easy reach, providing a diverse range of high street shops. The property falls within both Baden Powell and Lilliput School catchments and is approximately a 10 minute walk away from Parkstone Train Station offering a direct train line into London Waterloo in approx. two hours.





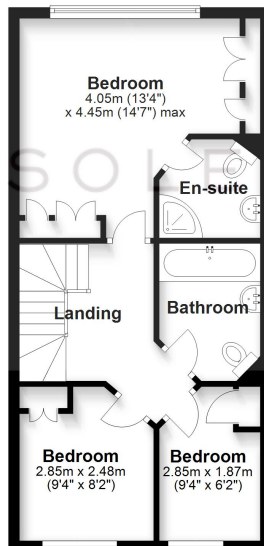
Ground Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 104.2 sq. metres (1121.5 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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