

Fairwinds

25 Brownsea Road, Sandbanks BH13 7QR

Guide Price £425,000 Share of Freehold

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## Property Summary

A stylishly presented and modern two double bedroom ground floor apartment enjoying a superb positioning on Sandbanks peninsula, featuring a private balcony, garage and a share of the freehold.



## Key Features

- Ground floor apartment
- Large reception hallway with storage
- Feature open plan kitchen/lifestyle space
- Two generous double bedrooms
- Modern bathroom
- Private balcony
- Garage
- Highly desirable Sandbanks location
- Share of freehold
- No forward chain



## About the Property

The apartment is situated on the ground floor and can be accessed via well-presented communal hallways. A private front door leads into a bright and spacious entrance hall, with hanging space for coats and shoes and a storage cupboard, which leads to the rest of the accommodation.

A real feature of this property is the open plan kitchen lifestyle space enjoying ample room for soft seating and dining and direct access outside onto a private balcony. The kitchen is accessed from the lounge area and benefits from a range of modern base and eye level work units with quality integrated appliances and a feature peninsula breakfast bar.

There are two good sized double bedrooms both benefiting from fitted wardrobes and further space for freestanding furniture. The contemporary family bathroom is fully tiled and comprises of a suite to include a panelled bath with wall mounted shower, wash hand basin, vanity unit and wall hung WC.

A private garage is also conveyed with the property.

Tenure: Share of freehold

Service charge: £734.73 quarterly

Council Tax Band: C (BCP Council)

Utilities: Mains Electricity, Water & Sewerage

Broadband & Mobile Signal: Refer to Ofcom website

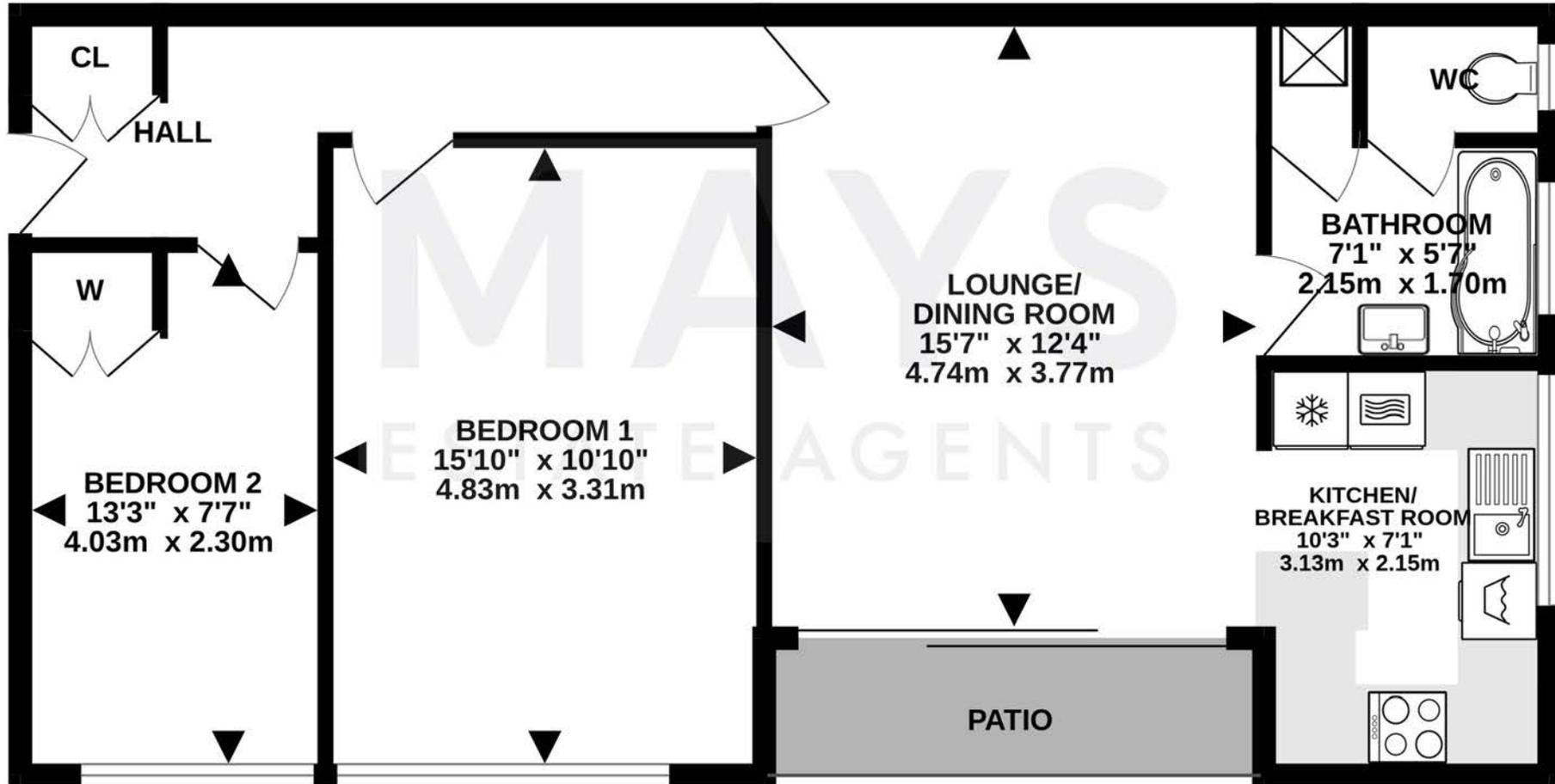
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NOT INCLUDING PATIO

TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

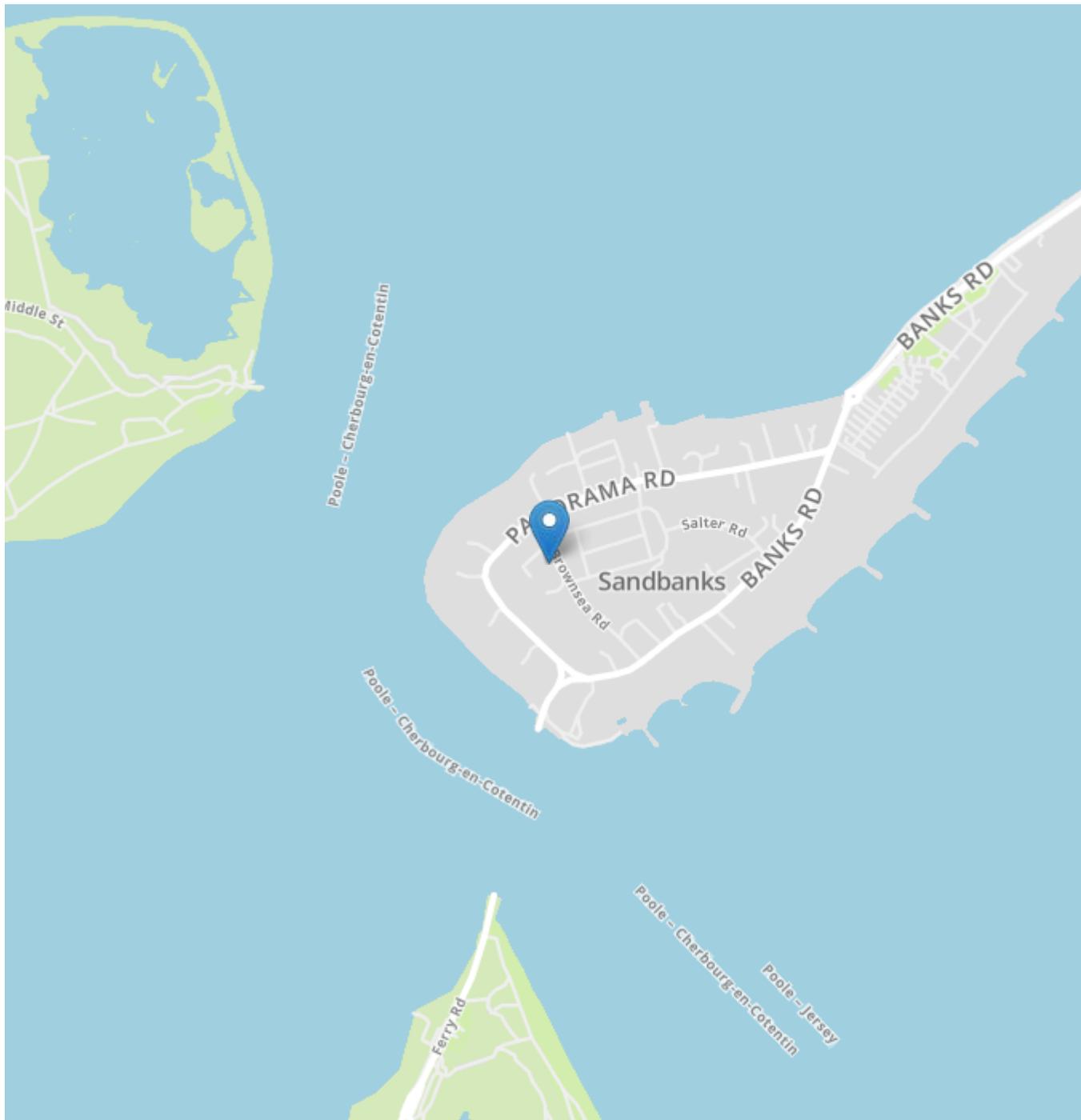


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 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 so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.

**Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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