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123 SANDBANKS ROAD, POOLE, DORSET, BH14 8EJ

£575,000

3 Double bedrooms

Detached House

Good sized rear garden

Partial views

Opposite Whitecliff Park

Ample off road parking

Planning permission granted for a large extension and loft conversion

Viewing recommended

Council Tax band E £2052

Freehold

ABOUT THIS PROPERTY

Superbly located 3 double bedroom detached family home situated opposite Whitecliff Park. The property has been well maintained and comes with the benefit of planning permission for a sizeable extension and loft conversion. This coupled with harbour views and a good sized rear garden make it an ideal family home within both Baden Powell and Lilliput School catchments.

On the ground floor is a large open plan lounge dining room which leads to a conservatory. The well presented kitchen overlooks the rear garden and provides access to the side of the property where there is a secure paved area. On the first floor are three double bedrooms, two with fitted wardrobes. The modern bathroom features a shower/bath and is fully tiled. Outside the large 90" garden is arranged in two sections with a delightful patio area accessed directly from the house whilst the rear of the garden is laid to lawn and features a children's play house and summerhouse. Additional storage is also available in a large garden shed/garage. To the side of the property is a secure paved area providing ideal storage for a caravan/boat. Located directly opposite Whitecliff Park, the current owner has applied and been granted planning permission for a three storey extension at the rear and into the loft to create a generous master suite with a westerly balcony, taking full advantage of the fantastic views over Whitecliff Park towards Brownsea Island.

LOCATION

Located directly opposite Whitecliif park, the property is ideally located to enjoy everything the local area has to offer. Within level walking distance is Poole town centre whilst the villages of Ashley Cross and Lilliput are within a quarter of a mile. The safe sandy beaches of Sandbanks are within easy reach and Parkstone train station just half a mile away, offers a direct link into London Waterloo in under 2 hours.

Gross Internal Area (approx) = 108.7 sq m / 1170 sq ft
For identification only. Not to scale.
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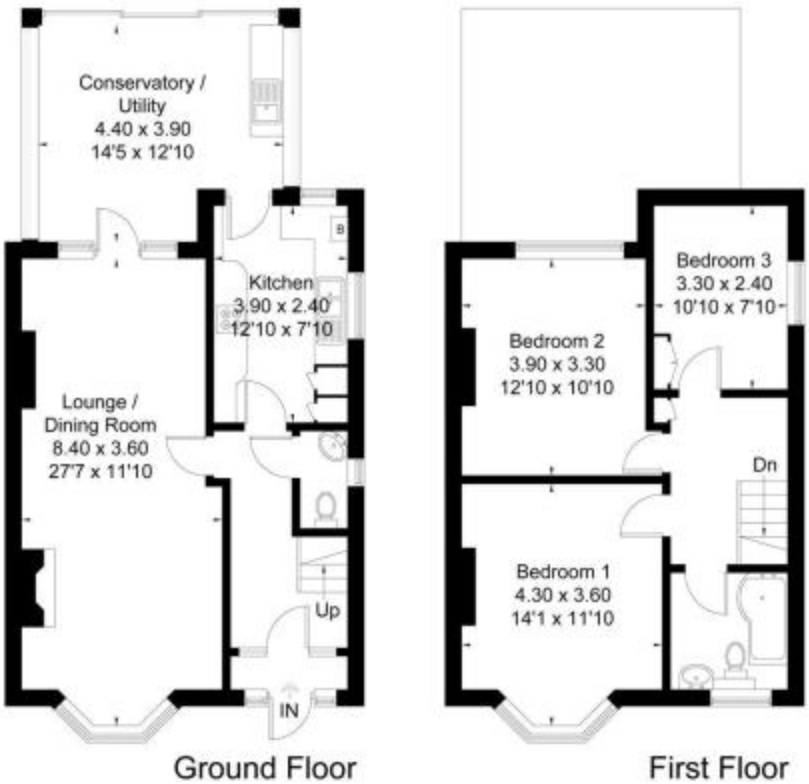

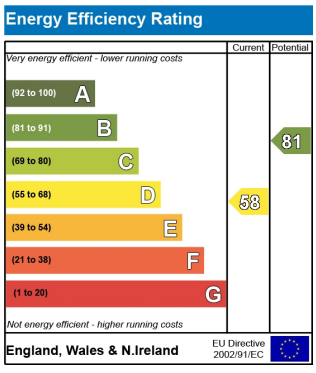

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