

FOR SALE

The Coach House, Flat 2, 20
Durrant Road, Poole, Dorset BH14
8TP



PHILIPPA SOLE



OIEO £400,000

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2 double bedrooms

Mezzanine area/ occasional bedroom or office

Family bathroom

Large living room

Fitted kitchen

Off road parking

Garden

Kitchen

Band C - £1,731.78

Maintenance charge £2,300 per annum.

90 years remaining on the lease.

Leasehold

[Click here for virtual tour](#)

About this property

A character, 2 double bedroom, coach house, with its own private entrance, boasting versatile accommodation, including a mezzanine office area/guest bedroom, family bathroom, store room with plumbing for additional bathroom, off road parking and garden area.

A long driveway leads to a private parking space and garden area. The apartment is accessed via its own private entrance which leads into the kitchen/breakfast room, featuring a shaker style kitchen with a range of freestanding and integrated appliances and built in breakfast bar. From the hallway is access to a large living room with feature bay window, window seat and open fire. The vaulted ceiling and exposed beams gives an impressive feeling of space, the open staircase leads to a mezzanine, which is ideal as an office and occasional bedroom featuring exposed beams and glazed roof. The main bedroom is accessed from the living room and enjoys a triple aspect looking over the private garden to one side and communal grounds to other, with built in storage and access to the roof void above. The second bedroom also has access onto the communal gardens via a patio door which leads onto a patio area, this bedroom could be made to have an ensuite or a family bathroom could be created as the adjacent store room has been designed to house a full bathroom with shower and bath. The main bathroom is accessed from the kitchen and could be converted into a utility room following the installation of the second bathroom. A large area of hardstanding forms a good sized patio area and garden. To the rear is a large garden shed providing valuable space for bikes and watersports equipment. The property sits in large, established communal grounds, to the side is a pathway and steps that lead to a view point where you can enjoy the last of the sunshine whilst overlooking the harbour.

Location

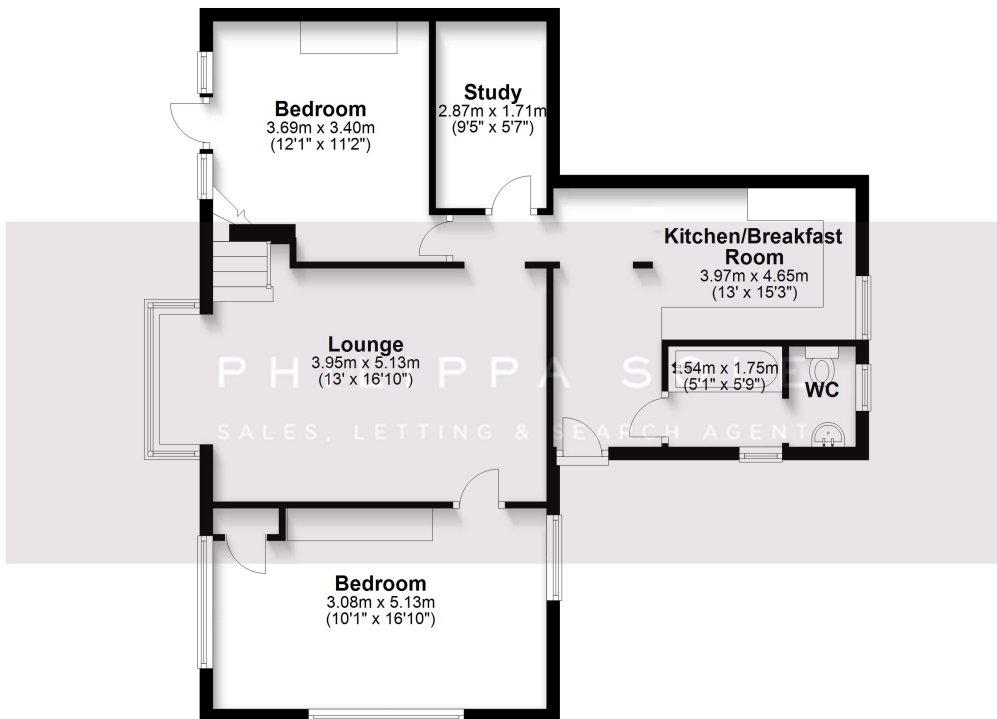
Located in the heart of Lower Parkstone, yet within easy reach of Ashley Cross with its array of restaurants, coffee shops and bars, from here the local train station offers a direct line into London Waterloo in under 2 hours. The local middle school, Baden Powell is within a quarter of a mile as is Whitecliff Harbourside Park.





Ground Floor

Approx. 73.9 sq. metres (796.0 sq. feet)



Total area: approx. 85.7 sq. metres (922.3 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	53
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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