



## Flat 3, 181 Sandbanks Road, Poole, Dorset. BH14 8EJ

- First Floor Apartment
- Two Double Bedrooms
- Spacious Living/Dining Room
- Modern Kitchen & Bathroom
- Private Courtyard Garden
- Garage
- Great Location Close to Beach
- Ideal Airbnb Opportunity



## PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this spacious 2 double bedroom first floor apartment, perfect for a holiday home and/or Airbnb opportunity, in the sought-after location of Whitecliff within the catchment of the highly regarded local schools. Whitecliff Harbourside Park, the shops of Lilliput Village and the shores and beaches of Poole Harbour and Sandbanks are all within easy reach.

There is an expansive living/dining room with ample room for both relaxing and dining. The kitchen is thoughtfully appointed with a range of modern sleek base and wall cupboards incorporating a built in electric oven and 4-ring gas hob with extractor fan over. Spaces for other appliances such as fridge/freezer, dishwasher, and washing machine.

Both bedrooms are generously sized double rooms with the second bedroom featuring a convenient built-in wardrobe.

The modern family bathroom is generously proportioned and features a large walk in shower, w.c, and counter top wash hand basin set on vanity unit.

Further benefits of this property are access to loft area (perfect for additional storage), a private courtyard garden and single garage.

Presented in immaculate condition throughout and in a wonderful location - this property must be viewed internally to be fully appreciated - book your appointment to view by contacting Mursells Estate Agents.

### Additional Information

Share of Freehold, length of lease 999 years from 28th September 2001, all types of letting permitted, pets allowed.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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>		<b>76</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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