



HEARNES
WHERE SERVICE COUNTS

A truly unique, detached coach house with two double bedrooms, located just moments from award-winning sandy beaches and the high street. This property is part of a recently refurbished development, beautifully finished to a high standard. It offers an ideal opportunity as a holiday home or buy-to-let investment, with short-term letting permitted. Key features include two double bedrooms, luxury bath/shower rooms, a spacious living room, and a modern kitchen/breakfast room. The property further benefits from a private garden, a large storage area, parking for two cars, and is offered for sale with no forward chain.

The development is accessed via electric gates, with a large driveway leading to the Coach House. Upon entering the property, a welcoming hallway provides access to all ground-floor accommodation. The dual-aspect modern kitchen/breakfast room features a comprehensive range of fitted units, contrasting work surfaces, integrated appliances, and ample space for a dining table. The spacious living room boasts two sets of French doors, one leading to the front entrance and the other to the private rear garden. Completing the downstairs accommodation are a WC and a storage cupboard located under the stairs.

An attractive staircase with a glass balustrade leads to the two spacious double bedrooms and the bathroom. Both bedrooms include two integrated wardrobes and dressing areas. They are served by a luxurious bathroom featuring a hand wash basin, WC, and a bath with a shower over.

Externally, the property offers a private and secluded rear garden, complete with a useful storage shed at the rear. The garden is mainly laid to lawn, complemented by a shrub border and an attractive brick wall surround. Additionally, the property benefits from allocated parking for two cars with electric vehicle charging.

This property has been successfully used as a premium holiday let but would also make an excellent holiday home or permanent residence for its next owner.

Pets permitted on licence

Leasehold - 994 years remaining

Service/Maintenance Charge - Approximately £728.86 per annum

Ground Rent - £245.00 per annum

EPC RATING: B

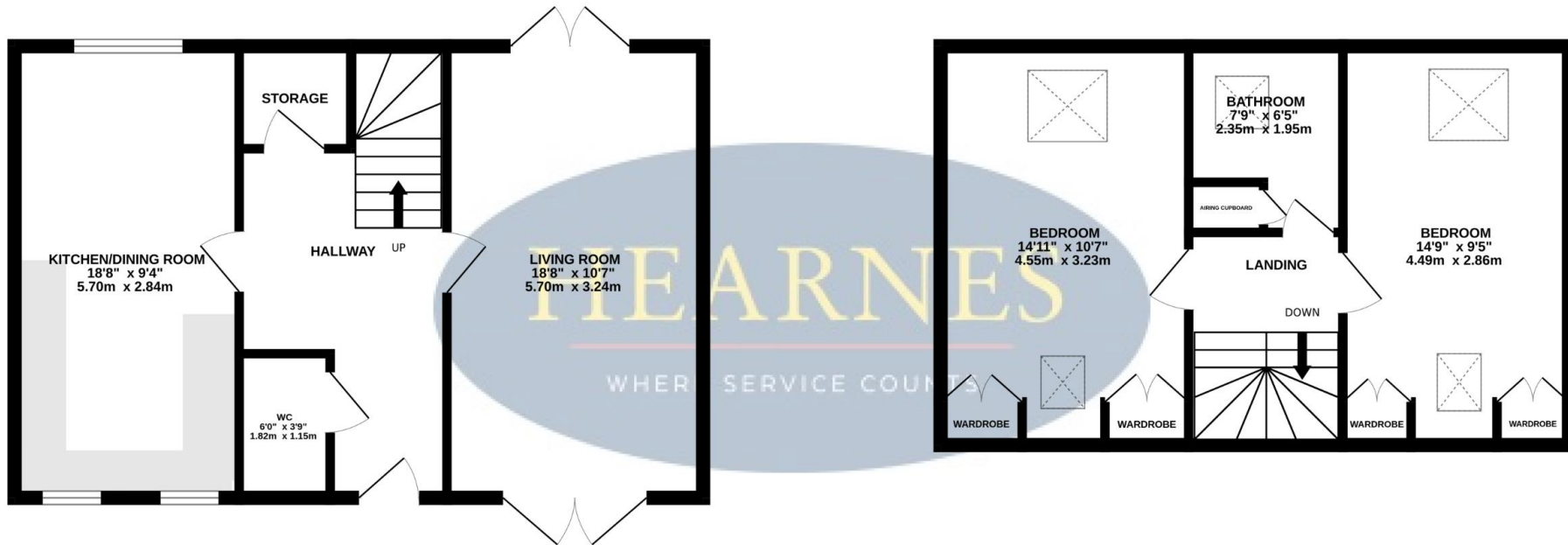
COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

FIRST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

