



Sandbanks Road, Whitecliff Poole BH14 8BS







## Property Summary

We are delighted to offer this gorgeous and well-appointed three-bedroom house located in the highly sought-after area of Whitecliff. Offering a perfect blend of comfort, convenience, and contemporary living, this property is ideally situated within walking distance to local amenities, Lilliput Infant School, and Baden Powell Junior School, making it an excellent choice for families or professionals alike.



## Key Features

- Entrance hallway with cloakroom
- Kitchen, dining and lifestyle room opening to the garden
- Living room
- Three bedrooms
- Ensuite shower room to the principal bedroom
- Family bathroom
- Private rear garden
- Double garage with electric door
- Well-presented throughout





## About the Property

Upon entering, you are welcomed by a bright hallway with a cloakroom. The heart of the home is the open-plan kitchen/dining/lifestyle room, complete with a full range of fitted appliances including a dishwasher, washing machine, fridge, freezer, oven, and gas hob. This beautifully designed space also features stylish units and patio doors that lead out to a private, low-maintenance garden with an artificial lawn and patio area. The garden also provides direct access to the large garage, approached via a resident's access road, offering generous parking and storage options. A separate living room/snug at the front of the house provides a cosy second reception area.

Upstairs, the principal bedroom has a contemporary ensuite shower room, while two further well-proportioned bedrooms are served by a family bathroom fitted with a bath, overhead shower, toilet, and sink. The property benefits from high-quality internal doors, stylish flooring throughout, and a consistently high standard of finish. This is a fantastic opportunity to enjoy a stylish, low-maintenance lifestyle in a prime coastal location. Available unfurnished, for a long-term let.

Council Tax Band: C

Mays Residential Lettings are members of ARLA Propertymark.

Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

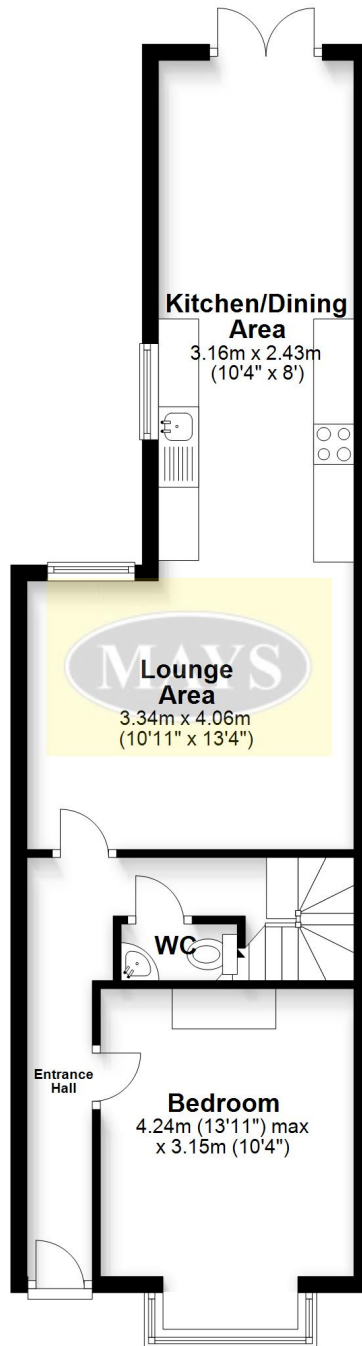
Mays are part of the Property Ombudsman Scheme TPO - DO3138





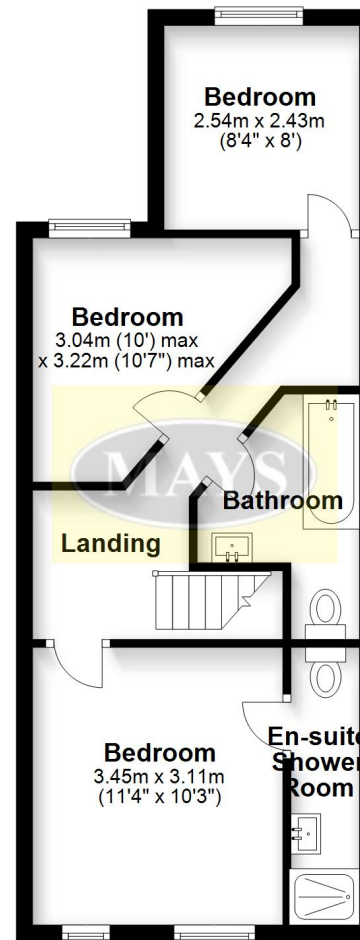
## Ground Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



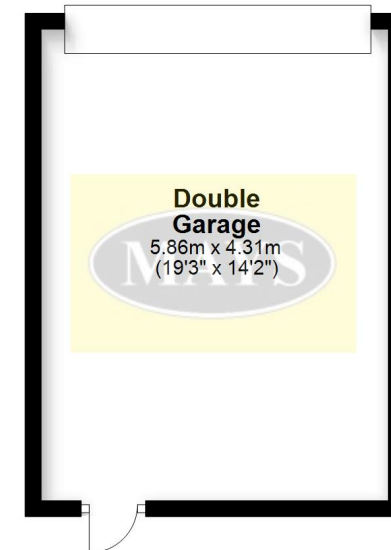
## First Floor

Approx. 41.2 sq. metres (442.9 sq. feet)



## Garage

Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 117.4 sq. metres (1263.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.







## About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes' walk of the town centres 7 miles of award-winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theaters and restaurants. The town hosts the Russell Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby.



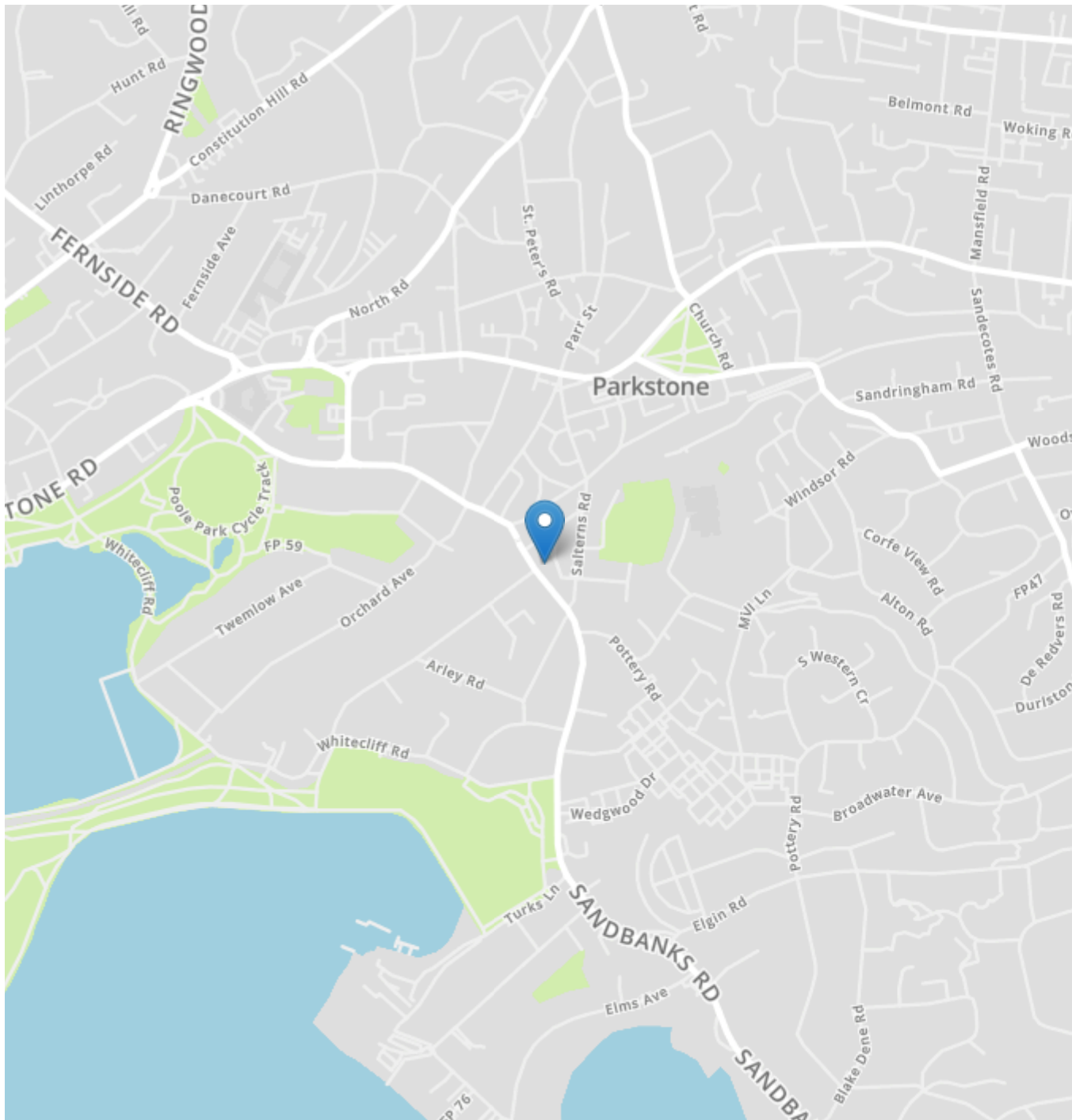
## About Mays


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 and letting property 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>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

### Mays Lettings

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### Mays Estate Agents - LETTINGS

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