

Sandbanks Road, Lower Parkstone BH14 8BS

Guide Price £435,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A significantly improved and extended period home with a large double garage, spacious kitchen lifestyle room and ensuite principal bedroom. The property is located in the highly sought-after area of Whitecliff and is ideally located for well-regarded schools, the amenities of Ashley Cross and Whitecliff Harbourside Park. We feel this is a superb home that seamlessly blends the character of an older style property with the conveniences of modern living.



## 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

On entering the property there is a hallway which has a convenient cloakroom. The key room of the ground floor is undoubtedly the kitchen, dining and lifestyle room as this presents a superb space for day-to-day living and entertaining. The kitchen is comprehensively fitted with a range of units and appliances and with doors opening to the garden this room acts as the heart of the property. There is also a separate living room at the front of the property.

The principal bedroom has been cleverly arranged to incorporate a contemporary ensuite shower room, and the two further bedrooms are serviced by a family bathroom. Throughout the interior is presented in first class order and details such as new internal doors and quality flooring complete the high standard of finish.



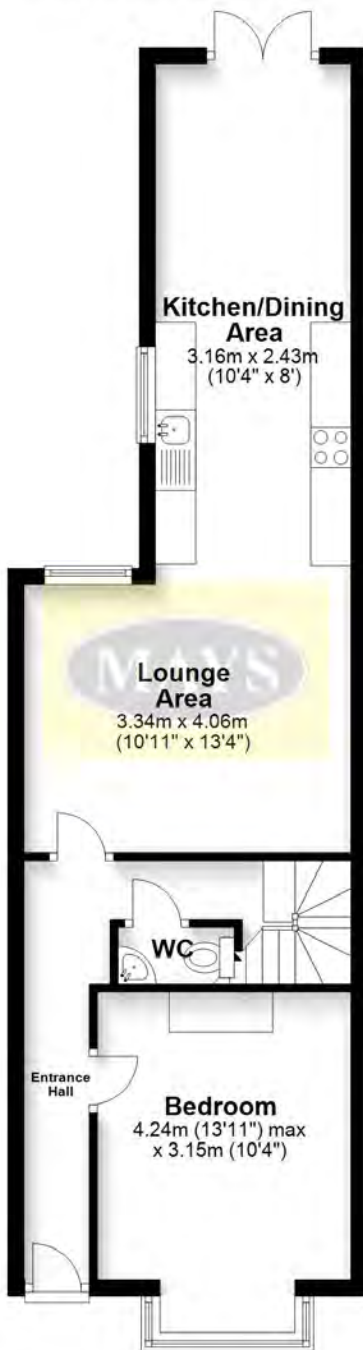
To the rear of the property, the garden has been landscaped for ease of maintenance with an entertaining patio adjacent to the house leading to a main garden area. The garden is retained with timber fencing and provides access to the large double garage with electric door. The garage is approached from a resident's access road and provides considerable parking and generous storage provision, ideal for water sports or boating enthusiasts.

Tenure: Freehold

Council Tax Band: C

### Ground Floor

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



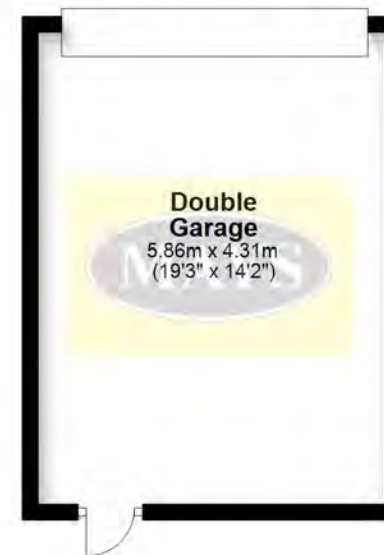
### First Floor

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)



## About the Location

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside park being in close proximity. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also in close proximity to Lilliput and Ashley Cross villages.

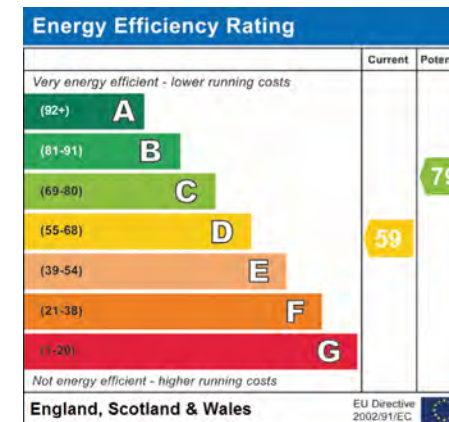
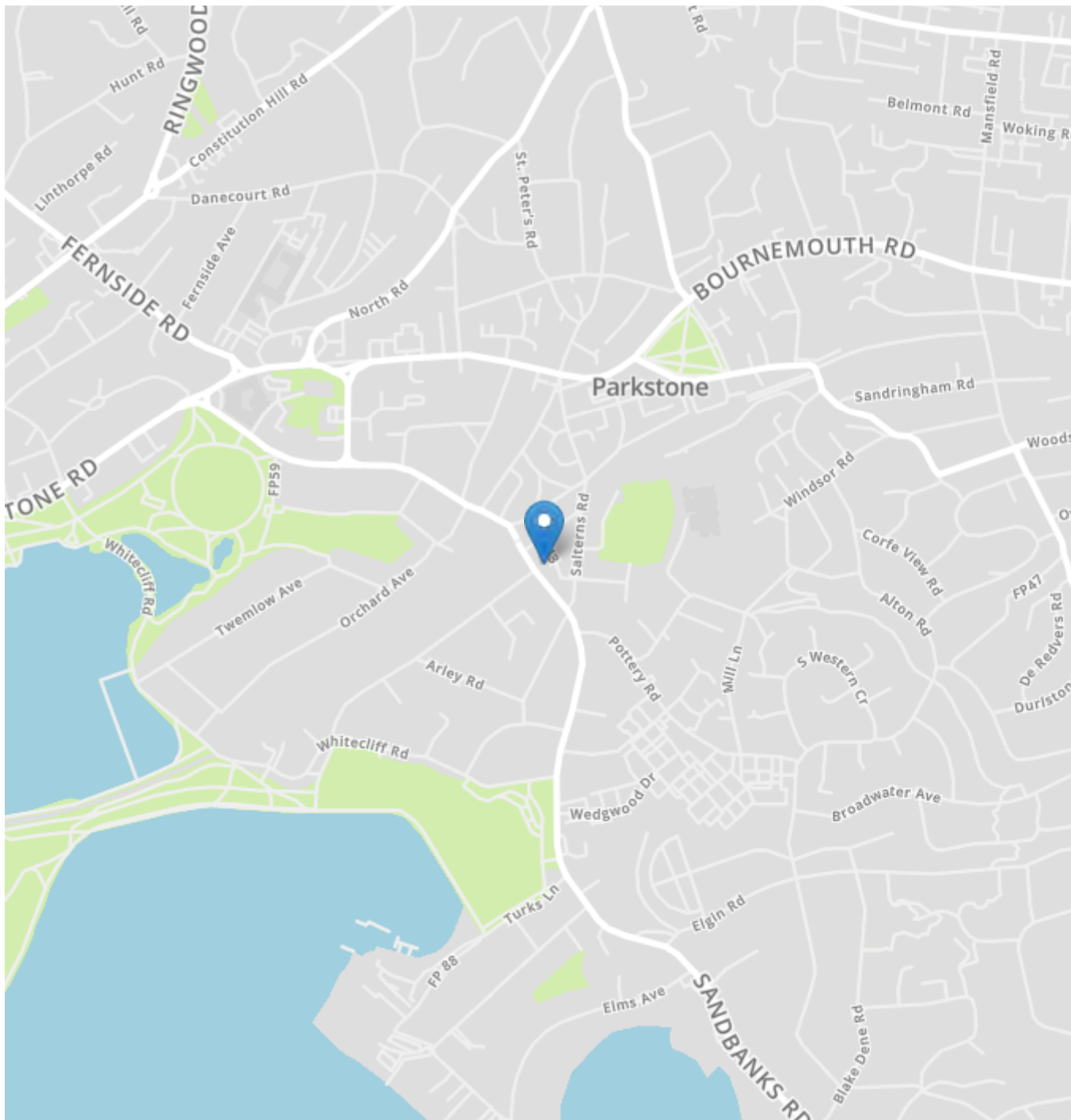


## About Mays

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 clients homes for more than 25 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 nearly 30 years.



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Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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