

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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59 SANDBANKS ROAD, POOLE, DORSET, BH14
8BS



ABOUT THIS PROPERTY

£ 5 0 0 , 0 0 0

4 Double bedrooms

2 Bathrooms

Open-plan kitchen / dining room

Log burner

Utility room

Separate sitting room

Lilliput & Baden Powell school catchment

Two off-road parking spaces

Freehold

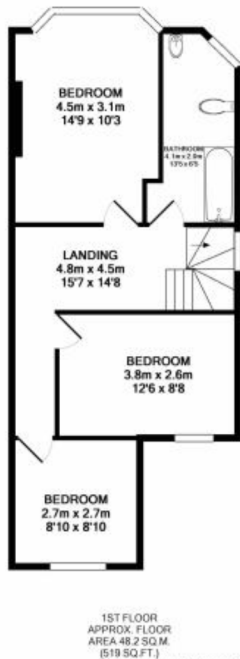
A charming and beautifully refurbished four double bedroom home, offering a stunning open-plan kitchen / breakfast room, formal living room with log burning stove, utility room, garden and two off-road parking spaces. Located in the heart of Whitecliff within Lilliput and Baden Powell school catchments. No forward chain.

This beautiful home has been refurbished to an exceptional standard throughout. A large entrance hall greets you as you enter the property. The open-plan kitchen / dining / living room is certainly one of the main features of this beautiful home, elegantly designed with pale grey units and stone worktops. A sociable central island complete with breakfast bar divides the room from the dining area and living space beyond. Floor to ceiling bi-fold doors lead onto the rear garden. An Attractive formal living room is located to the front of the property with a feature bay window and log burner and shutters. A wood effect floor runs throughout the ground floor which benefits from underfloor heating. A utility room and downstairs cloakroom provide ample storage. On the first floor are three double bedrooms and the family bathroom. The master bedroom features a lovely bay window with shutters, whilst bedroom two has access to its own private balcony which overlooks the garden. On the top floor is a double bedroom and large walk-in storage cupboard as well as an attractive shower room and airing cupboard. From the kitchen, floor to ceiling bi-fold doors open at the property and lead on to a slate patio area and faux level lawned area. A shed provides storage for bikes and a secure gate leads to two off-road parking spaces which are accessed from a lane that runs from Sandbanks to Salterns Road. The front of the property can be accessed via a secure side gate. NB: the furniture photographed has since been replaced.

LOCATION

Located in an enviable position in the heart of Whitecliff and within easy reach of Whitecliff park and Ashley cross, with its array of coffee shops, bars and eateries. From here, the train station offers a direct line into London Waterloo in under two hours. The property also falls in the Lilliput and Baden Powell school catchments.





TOTAL APPROX. FLOOR AREA 145.2 SQ.M. (1563 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
	65	75

England, Wales & N.Ireland EU Directive 2002/91/EC

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