



HEARNES

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**Flat 3 Wychbury Court, 181 Sandbanks Road
Whitecliff, Poole, Dorset, BH14 8EJ**

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SHARE OF FREEHOLD PRICE £375,000

Fabulous location, moments from Whitecliff Park is this first floor, 2 double bedroom purpose built flat with private entrance, modern kitchen and shower room, courtyard garden and garage. Set in a low rise development of just 4, Wychbury Court sits on a generous plot with excellent space around and provides allocated, and visitor parking, very low annual charges and a share of the freehold. The flat is bright, having large double glazed windows, gas central heating with the owner enjoying living here for over 30 years. Sold with no forward chain, the flat is an ideal lock up and leave, with Air BnB potential and close to an array of harbourside activities and local shops.

- First floor 2 double bedroom flat in a purpose built development of just 4
- Very low annual service charges
- Excellent location being within a few hundred yards of Whitecliff Park
- Garage, allocated parking and visitor parking
- Private entrance with stairway leading up to the first floor
- Bright throughout with a sunny aspect
- Double glazed windows and gas central heating
- Stylish refitted shower room with walk in double shower, attractive vanity unit with feature bowl wash hand basin and w.c
- Fully fitted kitchen/breakfast room having a range of black and white units with white worktops over and integrated appliances to include Bosch oven, gas hob, extractor, microwave, dishwasher, undercounter freestanding fridge and freezer, washing machine.
- Large loft with pull down ladder, providing excellent storage and potential for a loft conversion (subject to planning)
- Courtyard garden area
- Air BnB allowed in the development

Positioned on Sandbanks Road, this property has everything on your doorstep. Whether its Whitecliff Park leading to Baiter, Poole Park and the Quay, Parkstone Yacht Club, with the well regarded South Deep harbourside Restaurant or local shops at Lilliput, including Patisserie Mark Bennett, local amenities are on hand. The Blue lagoon and Salterns Marina are also close by with the beaches at Sandbanks within a couple of miles. Poole Town Centre is within 2 miles and Bournemouth, just over 3 miles. Other local areas to enjoy are Ashley Cross, Penn Hill and Lilliput, all providing local places to eat and drink and to enjoy all year round facilities.

Lease: 999 years form 2001

Maintenance Charges: £400 per annum

COUNCIL TAX BAND: C

EPC RATE: D

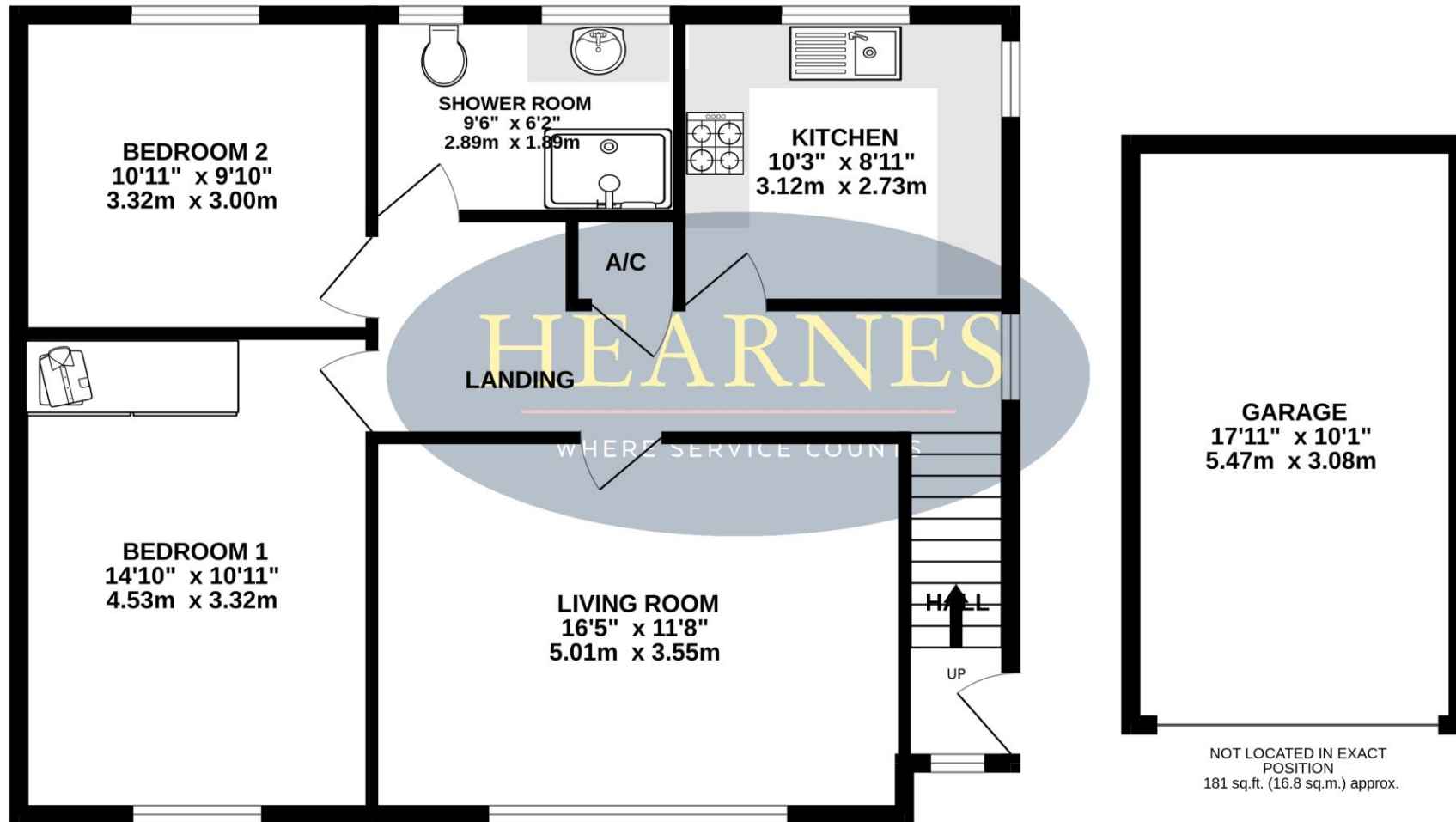
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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1ST FLOOR
751 sq.ft. (69.7 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
181 sq.ft. (16.8 sq.m.) approx.





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