



2 South Pines 2a Brownsea Road, Sandbanks, Poole, BH13 7QP
Asking Price £995,000 Share of Freehold





Sandbanks

The property is situated on the famous Sandbanks Peninsula and is almost adjacent to the footpath leading to the beach and a few minutes walk from the ferry. Poole Harbour, regarded as the second largest natural harbour in the world and Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

The property, which has been recently refurbished by the existing owners, is situated in a small development of only three townhouses on the Sandbanks Peninsula. As you enter the development you are greeted by a secure, electric sliding gate leading to the car park where there are two allocated parking spaces, one of which has a car port.

You have your own private front door to the entrance hall which access' the open plan lounge, kitchen, dining area, which leads out to the southerly aspect rear garden via sliding doors. Also on the ground floor is a storage cupboard and W/C. On the first floor you will find a spacious double bedroom with its own en suite and a separate reception room with access to the balcony which overlooks the garden.

The top floor is a particular feature with the main bedroom, which is comprised of fitted wardrobes, an en suite, its own balcony and double height vaulted ceilings. There is a further bedroom with its own en suite and a storage cupboard. Overall the property is presented in superb condition and should be viewed to fully appreciate the excellent package which this property represents.



Key Drummond

Tel: 01202 700771
canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

