



13 Sandringham Road, Poole BH14 8TH
Guide Price £500,000 Freehold





****CLOSE TO ASHLEY CROSS**** A modern townhouse situated in a QUIET ROAD close to local amenities. Arranged over three floors with THREE BEDROOMS, TWO RECEPTION ROOMS and private garden.
NO FORWARD CHAIN

- CONTEMPORARY TOWN HOUSE
- WALKING DISTANCE TO ASHLEY CROSS
- THREE BEDROOMS
- FREEHOLD
- HIGH STANDARD THROUGHOUT
- PRIVATE GARDEN
- TWO RECEPTION ROOMS
- NO FORWARD CHAIN

Ashley Cross

The Lower Parkstone area offers easy access to the renowned, award winning, Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park, which is ideally located for harbour walks together with Poole Harbour and its water sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. 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

A contemporary town house offering over 1275 sq/ft of accommodation arranged over three floors, comprising three bedrooms, family bathroom, en-suite bathroom to master bedroom, downstairs cloakroom, modern kitchen/dining family room, separate living room, private patio & garden area leading via patio doors from family/dining area, Juliette balcony to master bedroom and living room. Communal south facing landscaped garden, private & visitor car parking spaces and bike store.

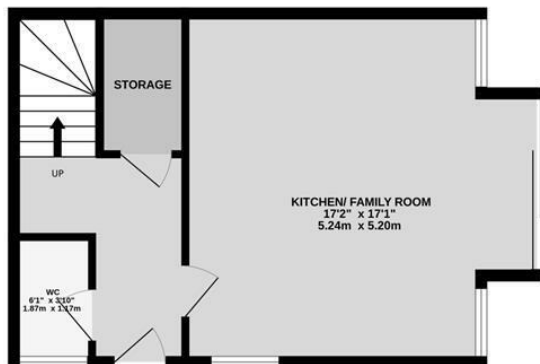
The development is situated in a quiet road and just ¼ mile from Parkstone main line railway station with links to London. The vibrant areas of Ashley Cross and Penn Hill are only a few minutes' walk away incorporating a wide range of shops, amenities, bars and popular restaurants. Local golden award winning sandy beaches are also within easy reach.

Tenure: FREEHOLD
Council Tax Band: E
Council: BCP
EPC: B - July 2025

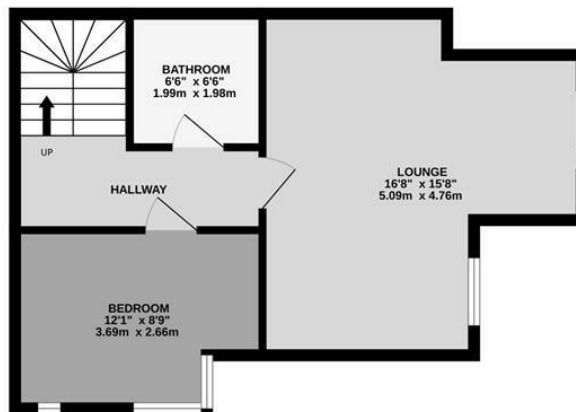




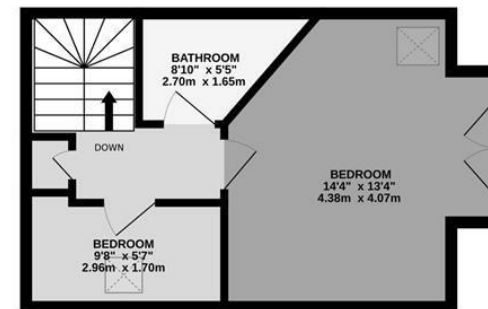
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOWN HOUSE

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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Key Drummond

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All room dimensions given above are approximate measurements

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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.

