



2 South Pines 2a Brownsea Road, Sandbanks, Poole, BH13 7QP  
£950,000 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.

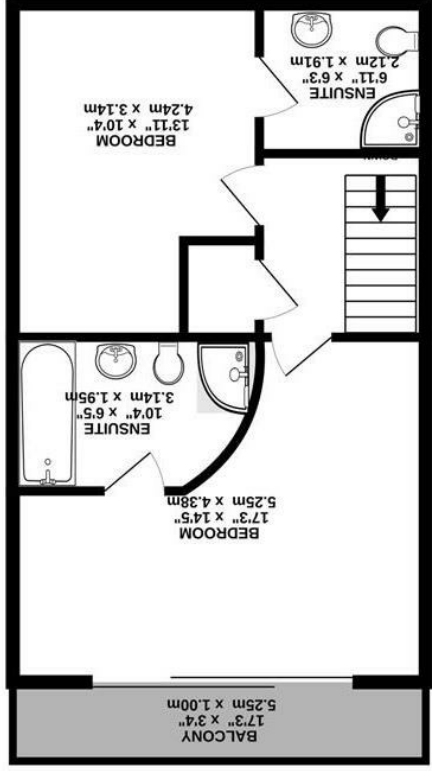
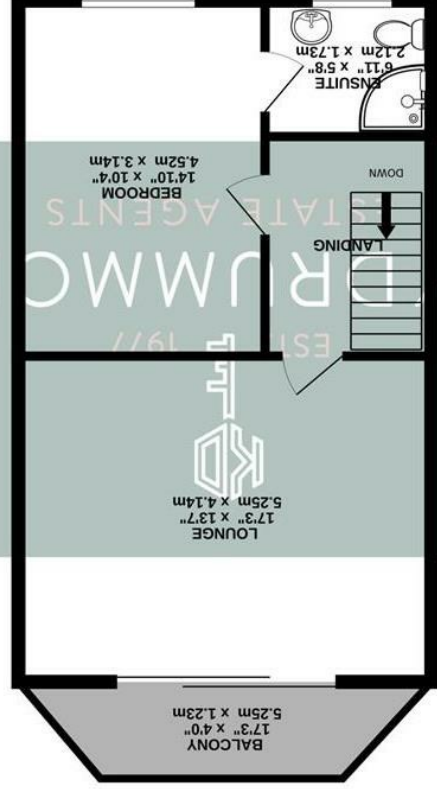
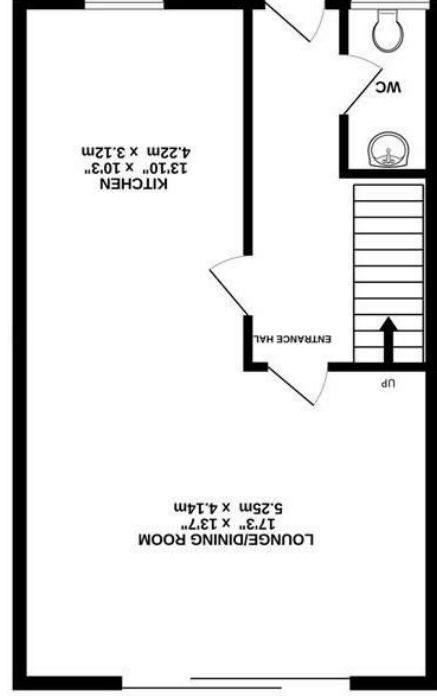
Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 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.



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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All room dimensions given above are approximate measurements

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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.

Energy Efficiency Rating	
Energy Performance Certificate (EPC) Rating: A	74
Energy Performance Certificate (EPC) Rating: B	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating: A	35
Environmental Impact (CO <sub>2</sub> ) Rating: B	40
Environmental Impact (CO <sub>2</sub> ) Rating: C	45
Environmental Impact (CO <sub>2</sub> ) Rating: D	50
Environmental Impact (CO <sub>2</sub> ) Rating: E	55
Environmental Impact (CO <sub>2</sub> ) Rating: F	60
Environmental Impact (CO <sub>2</sub> ) Rating: G	65