



1a The White House, 73 Chaddesley Glen, Sandbanks, Poole BH13 7PB
£625,000 Leasehold





****FRONTLINE LOCATION** Panoramic Harbour views towards Brownsea Island. A rare opportunity to purchase the stunning GARDEN APPARTMENT moments from SANDBANKS BEACH.**

- SANDBANKS LOCATION
- GROUND FLOOR APARTMENT
- OFF ROAD PARKING
- PETS ALLOWED
- VIEWS OF BROWNSEA ISLAND AND THE PURBECKS
- PRIVATE TERRACE
- TWO DOUBLE BEDROOMS

Sandbanks

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. 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, England's first National World Heritage site, which provides some of the most dramatic scenery. 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.

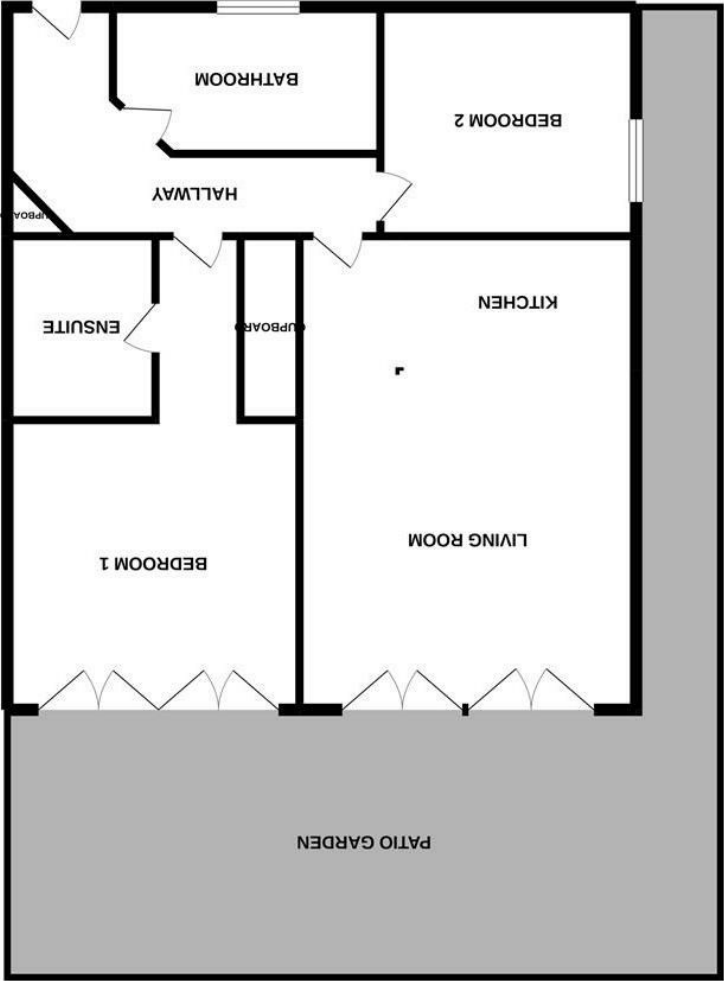
Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30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

Description

A unique two bedroom ground floor apartment with its own private front door. The apartment boasts an open plan living kitchen area with sliding doors out to the south/west facing garden with views across Poole Harbour. There are two double bedrooms, with the main bedroom having its own access to the garden and an en-suite.

Additionally there is a storage cupboard, garage and its own allocated parking space.





What 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 misstatement. 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

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.

• 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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
101-120 kWh/m ² year	G
91-100 kWh/m ² year	F
81-90 kWh/m ² year	E
71-80 kWh/m ² year	D
61-70 kWh/m ² year	C
51-60 kWh/m ² year	B
41-50 kWh/m ² year	A
Very energy efficient - lower running costs	
Current	79
Maximum	79

Environmental Impact (CO ₂) Rating	
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