

**Ground Floor Flat, 143 Longfleet Road,
Poole, Dorset, BH15 2HS**

**£269,950
Share of
Freehold**



An extremely spacious ground floor garden flat with its own private entrance close to Heckford Park and Poole Town Centre, with the accommodation comprising entrance hallway, 20' approx. lounge and 17' approx. kitchen, separate dining room, study, cloakroom, sun room/conservatory and two bedrooms both with en-suite shower rooms. There is UPVC double glazing, gas fired central heating, a good size private rear garden with a sunny aspect, a brick built outbuilding with power and light (formerly a garage), and off road parking to the front. No forward chain.

LOCATION NOTE The property is situated in a very popular and convenient location with excellent bus services along Longfleet Road. Poole Park and the Dolphin Shopping Centre with its main bus/coach terminal and mainline London railway station are closeby, as is Poole Quay. Ashley Cross is also a short drive away with its popular bars, bistros and restaurants and the larger resort town of Bournemouth and Sandbanks beaches are approximately a fifteen to twenty minute drive away.

WROUGHT IRON LATCH GATE Leads up to:

PART UPVC DOUBLE GLAZED OPAQUE DOOR With matching side panels, this then leads through to:

ENTRANCE VESTIBULE Coved and textured ceiling, downlighter, UPVC double glazed opaque window to side aspect, arched single glazed opaque window with stained leaded feature, wall mounted alarm, archway leads through to:

ENTRANCE HALLWAY Coved and textured ceiling, two downlighters, fire alarm, Honeywell thermostat control unit, radiator, double door storage cupboard with slatted shelving housing the Glow Worm boiler and electric consumer unit, two wall mounted lights and from here you can access the study, ground floor cloakroom, master bedroom and kitchen:

STUDY 10' 2" into door recess x 8' 1" (3.1m x 2.46m) Coved ceiling, light point, UPVC double glazed window, built in cupboard space with shelving, radiator. This room currently houses the washing machine.

GROUND FLOOR CLOAKROOM Comprising a two piece suite to include low flush WC, wall mounted wash hand basin with pillar taps, part tiled walls, heater, coved and textured ceiling, two downlighters, extractor fan.

MASTER BEDROOM 12' 9" x 11' 10" (3.89m x 3.61m) Coved and textured ceiling, downlighters, fitted wardrobes with shelving and hanging space, bedside cabinets, dressing area, drawers, two UPVC double glazed opaque windows to side aspect, cable point, UPVC double glazed French doors lead out to the sun conservatory and alcove with two radiators either side lead to a white panelled door and this leads through to:

SHOWER ROOM 10' 9" x 6' 7" (3.28m x 2.01m) With oversized walk in shower with part tiled floor and shower base, Mira Zest wall mounted electric shower, tiled walls, extractor fan, coved and textured ceiling, downlighters, two hand rails, low flush push button WC, shelving above with inset mirror and two light points, wash hand basin with mixer tap, shaver point to the side, tiled walls, coved and textured ceiling, two downlighters, UPVC double glazed opaque window to the rear aspect, radiator.

KITCHEN 17' 4" x 10' 0" (5.28m x 3.05m) A superb kitchen with white gloss fronted soft closing wall and base units to include pull out storage with carousel, under pelmet lighting, matching drawers/pan drawers and corner unit all with stainless steel type handles, quartz effect square edge worksurfaces incorporating stainless steel drainer sink with mixer tap, integrated Neff five ring electric hob, stainless steel style extractor hood above, glass splashback and upstand, deep red gloss fronted additional drawers below, island preparation unit with matching worksurface with base cupboards and drawers below, two fan assisted ovens, one with a microwave above and the other with separate grill, alcove with space for an upright fridge/freezer, integrated



dishwasher, downlighters plus part coved and smooth set ceiling with light point, UPVC double glazed window overlooking the sun conservatory and garden, radiator. The kitchen then leads off to the lounge and into the:

DINING ROOM 17' 6" x 7' 8" (5.33m x 2.34m) Coved and smooth set ceiling, UPVC double glazed window to front aspect, radiator below, double glazed sliding patio doors give access into:

SUN CONSERVATORY 16' 5" x 11' 0" (5m x 3.35m) Part sloping polycarbonate ceiling, UPVC double glazed sliding patio doors with two large fixed side panels, this then leads out onto the private garden.

LOUNGE 20' 7" into bay and into understairs recess x 10' 5" (6.27m x 3.18m) Coved and smooth set ceiling, understairs storage cupboard, radiator, inset decorative fireplace and to the side of the chimney recess are fitted shelves and a double door cupboard, UPVC double glazed bay window with double panelled radiator below, telephone point, doorway leads through to:

BEDROOM 2 12' 5" into alcove x 10' 9" into bay window (3.78m x 3.28m) Coved and textured ceiling, downlighters, UPVC double glazed window to front aspect, radiator below, built in wardrobe with shelving and hanging space, alcove with TV point and spotlight, wood effect flooring, door leads through to:

EN-SUITE SHOWER ROOM Built in shower cubicle with mains operated shower, pedestal wash hand basin with pillar taps, low flush WC, tiled walls, wall mounted strip light, coved and textured ceiling, extractor fan, downlighters, wood effect flooring, two radiators.

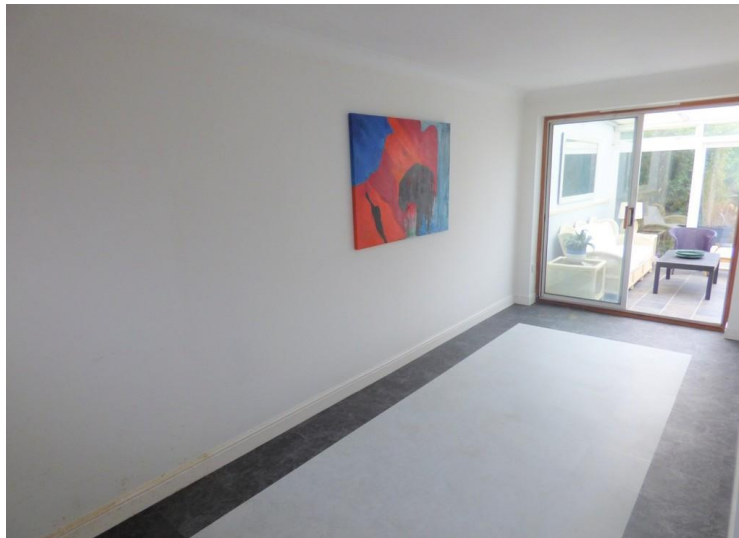
OUTSIDE - FRONT At the front there is a tarmac driveway proving off road parking and located down the side next to the personal front entrance door is a block paved area, which leads up to a second wrought iron latch gate and this continues in to the side garden of the property, where there is a small rockery with mature plants and shrubbery. This then leads up to a wooden latch gate and into:

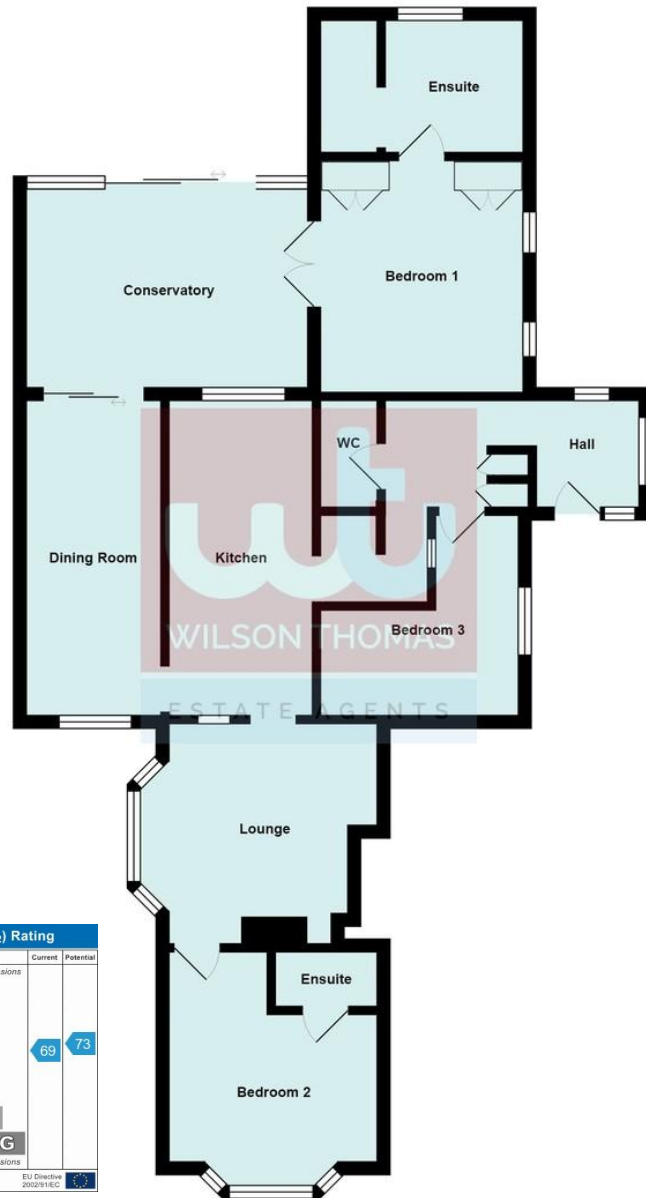
OUTSIDE - PRIVATE REAR GARDEN Currently laid out with minimal maintenance having a block paved area to one side, raised rockery and spacious brick built outbuilding (18'8" x 8'0" formerly the garage) with power and light. The remainder of the garden has a slabbed patio area suitable for outside dining/garden furniture with a further slightly raised rockery to the side and rear boundaries with a selection of mature plants, trees and shrubbery. We feel the garden offers a certain degree of privacy and seclusion and enjoys a sunny westerly aspect.

COUNCIL TAX BAND 'B' This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 13193**





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
69	73
England, Scotland & Wales	
EU Directive 2002/91/EC	

Ground Floor Flat

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