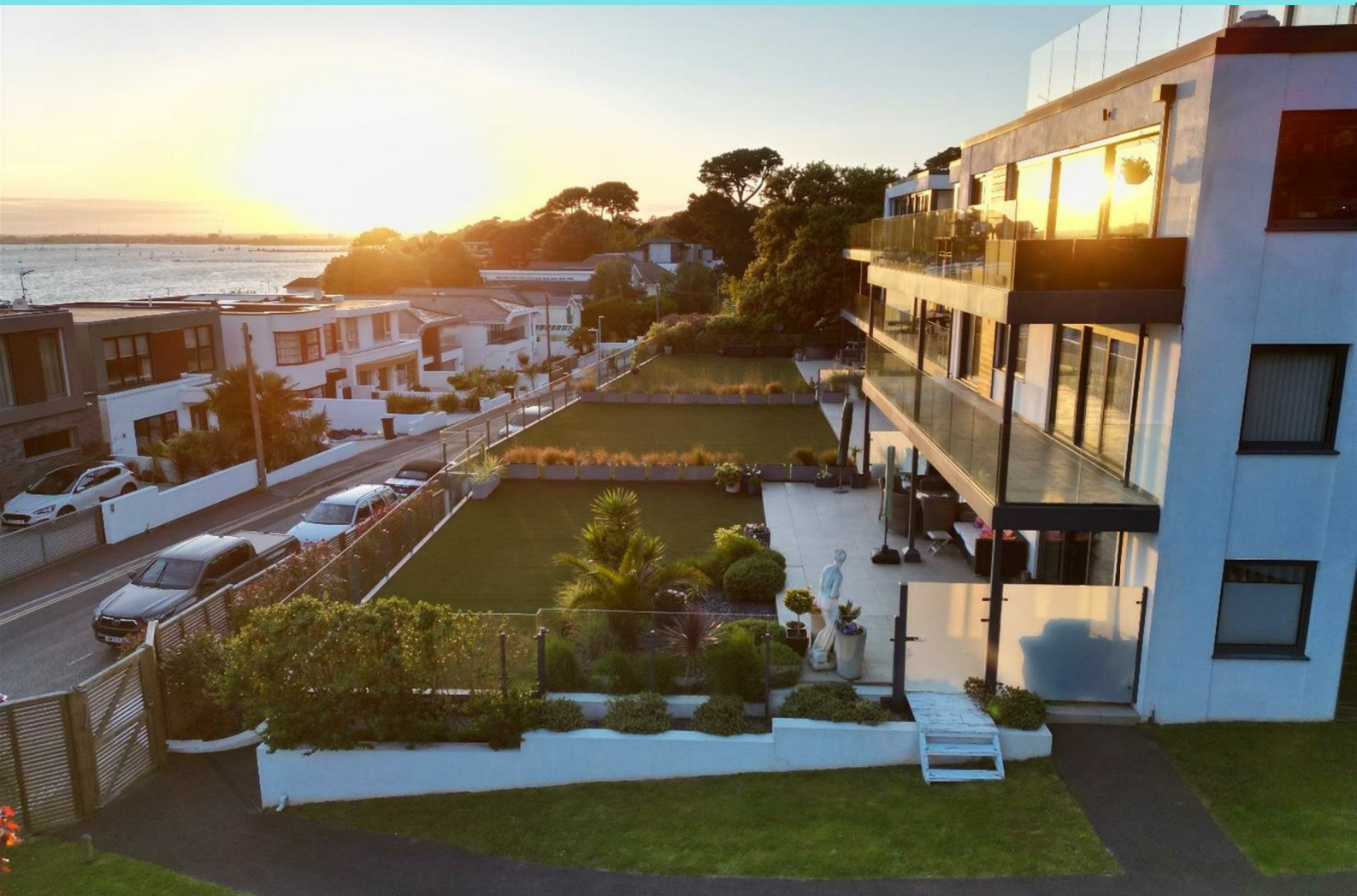


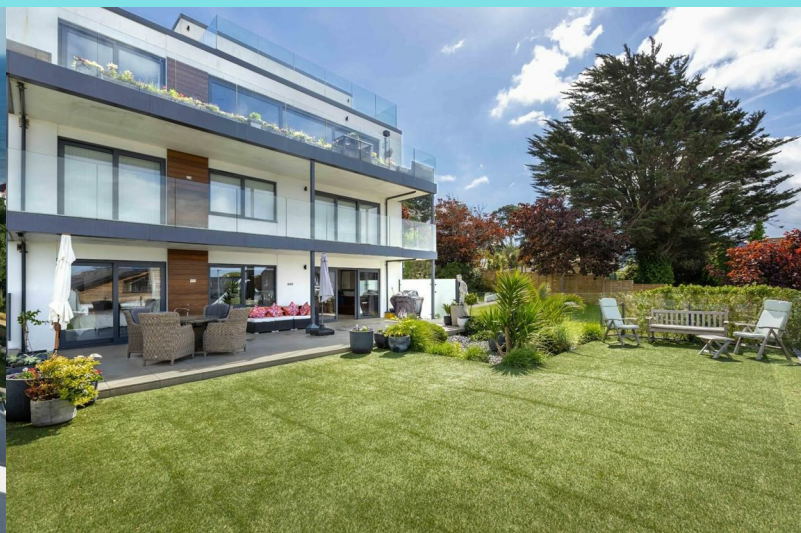
PRIME COASTAL PROPERTY

BY LOLA MAY



**16 WYKEHAM LODGE, CHADDESLEY GLEN,
BH13**

OFFERS IN EXCESS OF £850,000



16 WYKEHAM LODGE, CHADDESLEY GLEN BH13

OFFERS IN EXCESS OF £850,000



- Exquisite apartment with exclusive Chaddesley Glen location on the Sandbanks and Canford Cliffs border
- Spacious open plan living area
- Spacious terrace and garden space with separate communal grounds
- Off-street 2 parking spaces for convenience and security
- 3 well-appointed bedrooms including main bedroom with en-suite shower room
- Stylish family bathroom
- Approximately 150 meters from Sandbanks Beach
- Modern and contemporary apartment building architecture

We are delighted to present this prestigious home, located in the highly regarded Chaddesley Glen. Situated in this sought-after neighbourhood, the apartment is conveniently adjacent to the walkway that leads down the steps to the famous Sandbanks Beach. The property offers exquisite accommodation, comprising of three bedrooms with an en-suite to the main bedroom, a family bathroom, a spacious open plan living area, and a delightful private garden space. The location is truly exceptional, providing easy access to the golden sands and the sea.

TEL: 01202 985344

LIVING AREA AND GARDEN

Upon entering, you will be greeted by an inviting hallway that leads to the spacious and light-filled living areas. The open-plan layout creates a seamless flow between the living room, dining area, and kitchen, making it a very sociable space great for entertaining guests. The kitchen boasts high-end appliances, sleek countertops, and ample storage space. The adjacent dining area offers a view of the manicured garden. There are large sliding patio doors which open onto the spacious terrace and Astro-Turf garden space. All of the principal rooms including the living area, main bedroom and garden area have a south west facing aspect meaning late morning, afternoon and evening sunshine. A lovely feature is that you can see a glimpse of water views across Poole Harbour, where you can see Brownsea Castle, from the comfort of your own garden space.

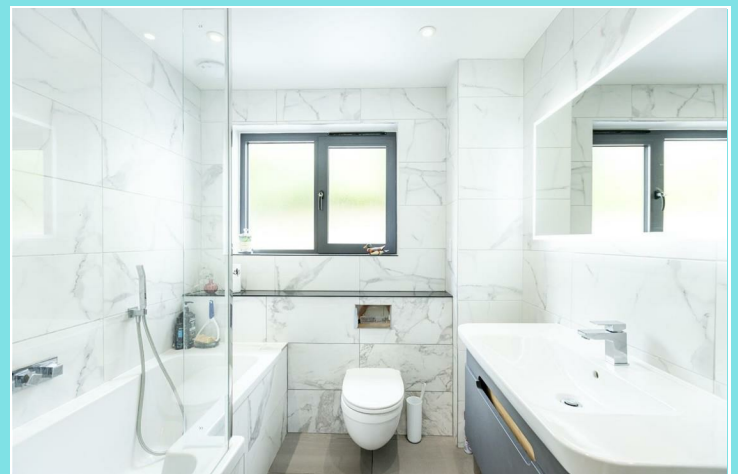
BEDROOMS

The main bedroom is light and airy, featuring an en-suite bathroom, a fitted wardrobe and sliding patio doors onto the garden space. The other two double bedrooms are both of a good size and across the hallway is the guest bathroom fitted with a shower bath.

PARKING

The apartment also offers the convenience of two parking spaces. One is securely located in the

underground car park. The other parking space is situated at the back of the apartment block. Whether you are searching for a fantastic main residence or a lock-up-and-leave property, this home ticks all the boxes. With its beautiful finishes and low-maintenance Astro-Turf garden area, you can spend lots of time enjoying the exquisite lifestyle this home offers.



ROAD MAP



HYBRID MAP



TERRAIN MAP



FLOOR PLAN



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 596006)
Plan produced using PlanUp.

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY EFFICIENCY

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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