



47 Sandbanks Road, Poole BH14 8BS
£435,000 Freehold





Whitecliff

Whitecliff is conveniently situated close to many local shops and amenities in both Ashley Cross and Lilliput with their village style culture offering further entertainment and shopping facilities.

It is also within walking distance of the playing fields and children's play equipment at Whitecliff Harbourside Park, Poole Park, with its cafes and leisure facilities, Salterns Marina, Parkstone Yacht Club and Parkstone Bay Marina.

The Whitecliff area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK with stunning views of the Isle of Wight and Purbeck Hills.

Lilliput is a short walk away and Canford Cliffs is close by, offering a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also within easy reach with a more diverse range of high street shops.

Property Comprises

Upon entry, a hallway leads to a convenient cloakroom. The standout area on the ground floor is the kitchen, dining, and lifestyle room, offering an ideal space for daily living and hosting. The kitchen is fully equipped with a variety of units and appliances, while its connection to the garden makes it the focal point of the property. Additionally, there is a separate living room at the front of the house.

The primary bedroom features a modern ensuite shower room, cleverly integrated for contemporary living, while the two other bedrooms share a family bathroom. The interior is meticulously maintained, showcasing new internal doors and high-quality flooring for a polished finish.

The landscaped rear garden is designed for low maintenance, featuring a patio for entertaining by the house and a larger garden area. The garden is enclosed by timber fencing and leads to a spacious double garage with an electric door. Accessible from a resident's road, the garage offers ample parking and storage, perfect for water sports or boating enthusiasts.



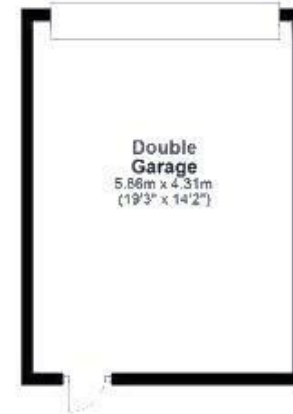
Ground Floor
Approx. 51.0 sq. metres (548.6 sq. feet)



First Floor
Approx. 41.2 sq. metres (442.9 sq. feet)



Garage
Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 117.4 sq. metres (1263.8 sq. feet)

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All room dimensions given above are approximate measurements

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- They do not constitute an offer of contract for sale.
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Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(45-54) D			
(45-54) E				(35-44) E			
(35-44) F				(25-34) F			
(25-34) G				(15-24) G			
(15-24) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		