



47 Sandbanks Road, Poole BH14 8BS
£425,000 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.

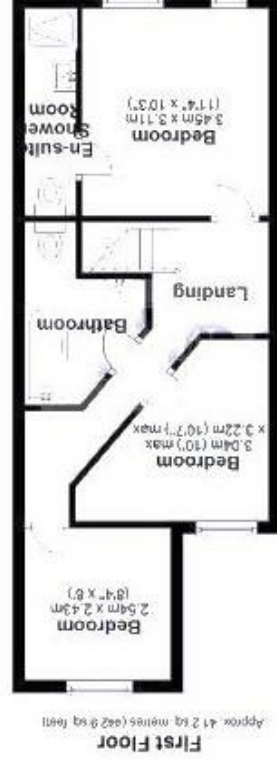
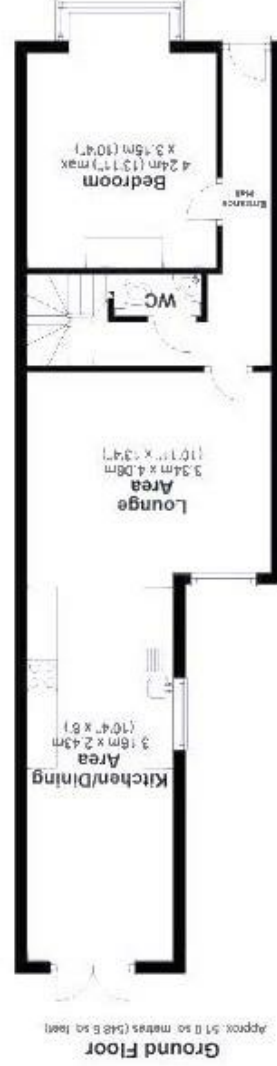
Lilliput is a short walk away and Canford Cliffs is close by, offering a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also within easy reach with a more diverse range of high street shops.

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.



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

Basement Floor Plans are provided for information purposes only. Not drawn to scale. Under no circumstances should any liability be accepted for any error, omission or mis-statement. Dimensions shown are to the nearest 1/2 inch / 3 inches. For approx. floor areas shown on the plan may include any existing services, balconies and other external areas. To find out more about Key Drummond Energy please visit www.keydrummondenergy.co.uk. Tel: 01202 305006. Plan produced using Plansip.

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.
- They do not constitute an offer of contract for sale.
- 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	
Very energy efficient - near-minimum costs	A
Energy efficient	B
Decent energy efficiency	C
Some energy efficiency	D
Low energy efficiency	E
Very low energy efficiency	F
Very poor energy efficiency	G
Minimum	
Current	79

Environmental Impact (CO ₂) Rating	
Very low environmental impact - near-zero CO ₂ emissions	A
Low environmental impact	B
Decent environmental impact	C
Some environmental impact	D
High environmental impact	E
Very high environmental impact - near-zero CO ₂ emissions	F
Minimum	
Current	59