

52 Sandown Drive, Bourne

£125,000

NEWTON FALLOWELL

52 Sandown Drive

Bourne

Situated on Sandown Drive in the popular market town of Bourne, this well-proportioned first floor apartment offers an excellent opportunity for first-time buyers, downsizers or investors alike. Boasting two generous double bedrooms, open plan living accommodation and dedicated parking directly outside, the property combines practical living space with a convenient location close to local amenities.

The accommodation briefly comprises an entrance hall leading through to a spacious open plan living area, incorporating a comfortable lounge and fitted kitchen with integrated washer dryer and dishwasher, creating an ideal space for both relaxing and entertaining. The apartment further benefits from two well-sized double bedrooms with two built in wardrobes to main bedroom, offering plenty of space for bedroom furniture, alongside a bathroom fitted with a suite comprising a bath and shower over bath, wash hand basin and WC.

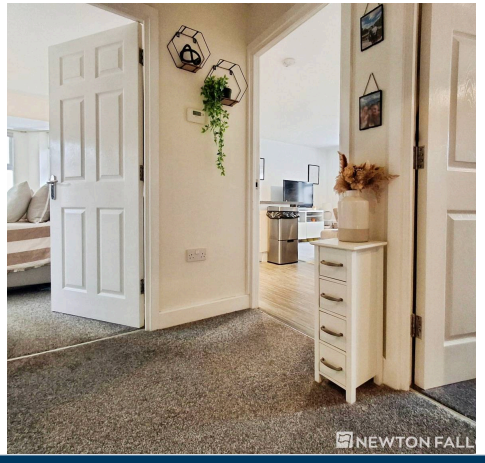
Externally, the property benefits from dedicated parking situated directly outside, providing convenient off-road parking for residents.

Ideally positioned within easy reach of Bourne town centre and its range of local amenities, including shops, supermarkets, schools and leisure facilities, the apartment is well placed for everyday convenience.

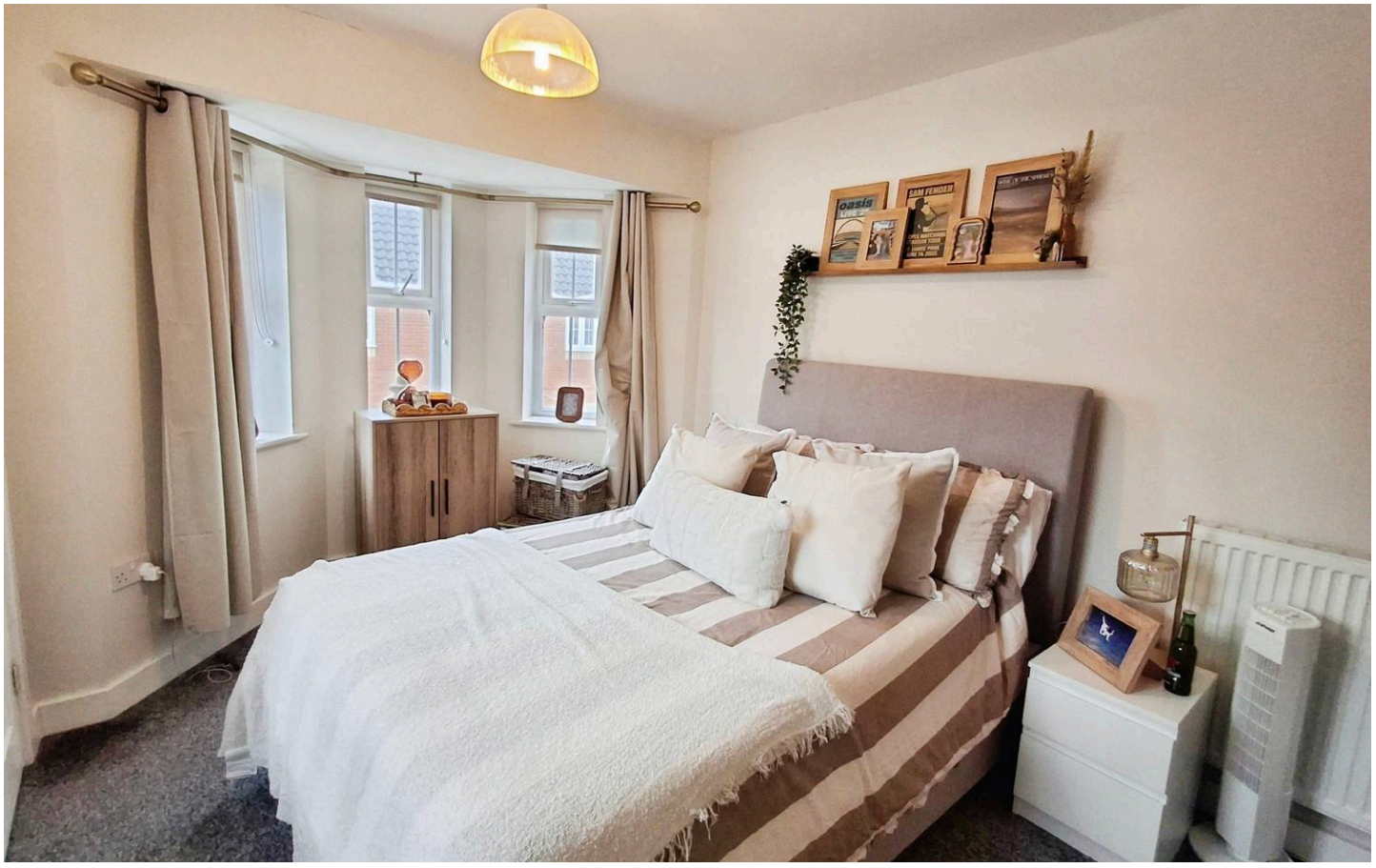
An ideal first home or investment opportunity, early viewing is highly recommended to appreciate the accommodation on offer.

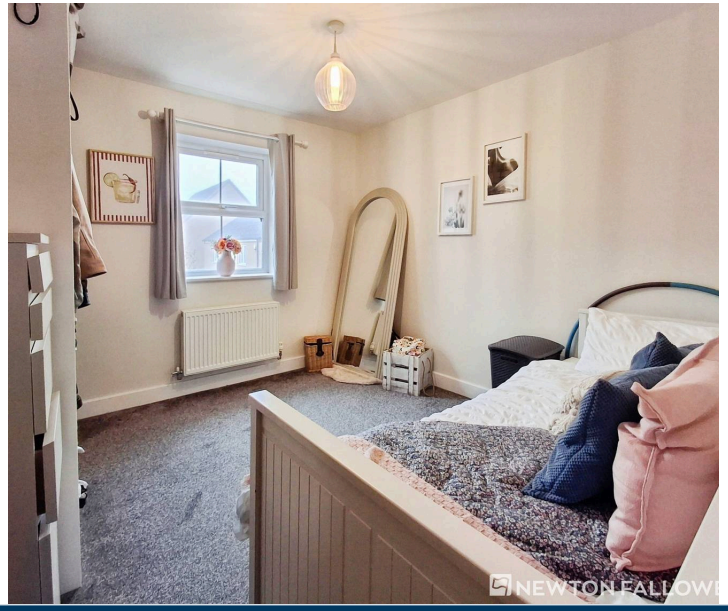


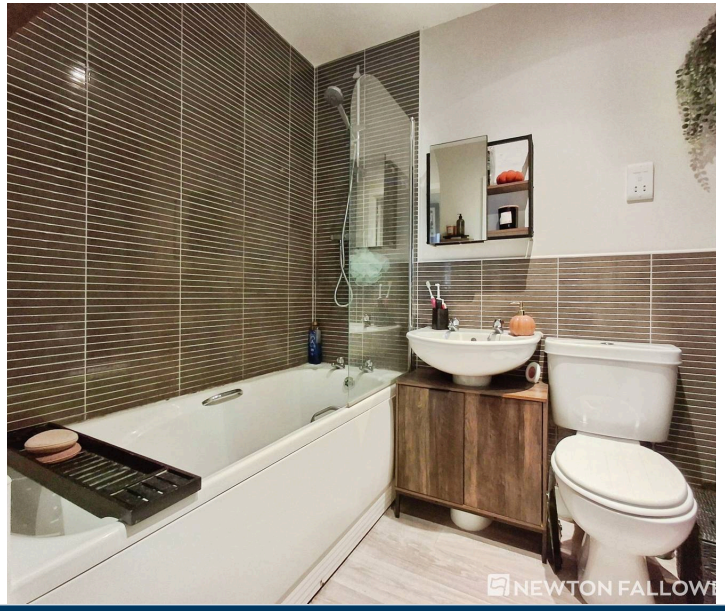












Entrance Hall
5' 5" x 6' 10" (1.65m x 2.09m)

Lounge
10' 3" x 14' 0" (3.12m x 4.27m)

Kitchen
8' 0" x 14' 0" (2.44m x 4.27m)

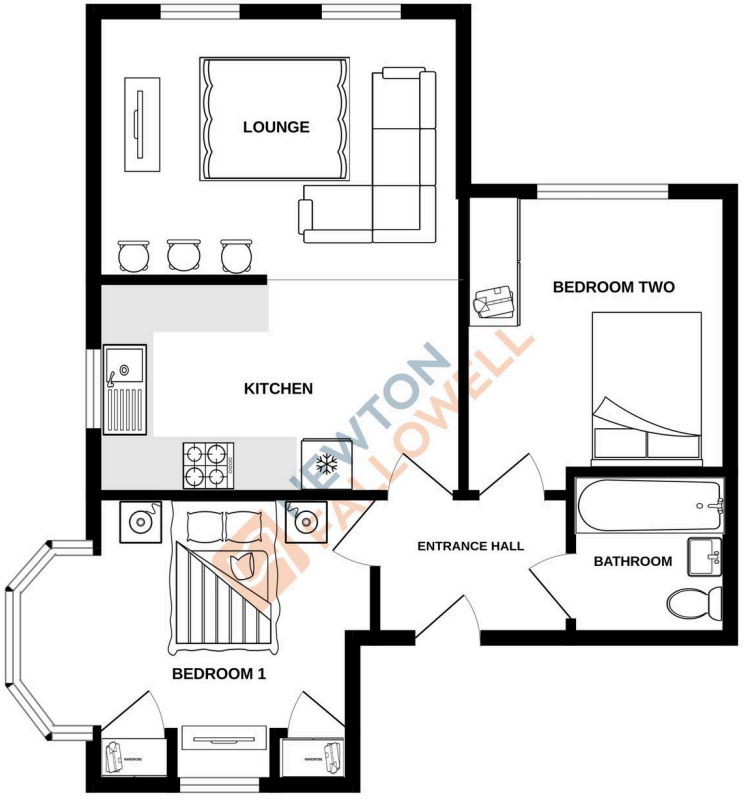
Bedroom One
10' 11" x 13' 5" (3.33m x 4.09m)

Bedroom Two
11' 7" x 10' 1" (3.52m x 3.08m)

Bathroom
6' 4" x 6' 0" (1.93m x 1.82m)

Leasehold
111 Years Left on the Lease on the home - Ground Rent £285 P/A 2026 - Service Charge £1733 P/A 2026

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



52 SANDOWN

TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst 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 mis-statement. 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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Newton Fallowell - Bourne

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