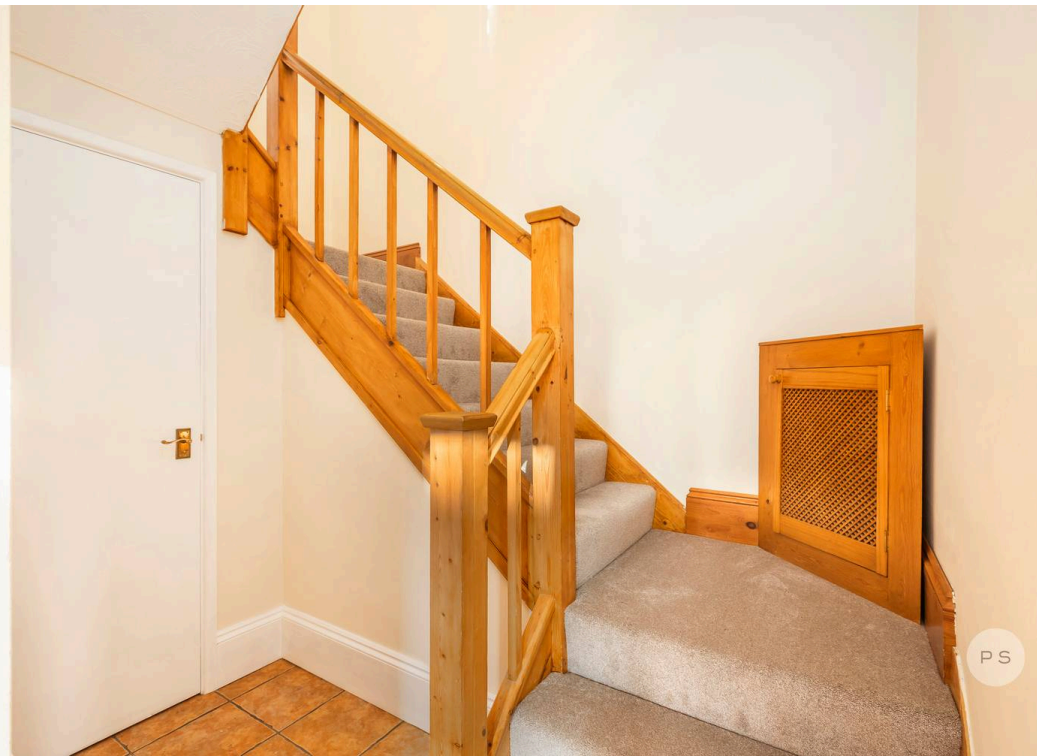
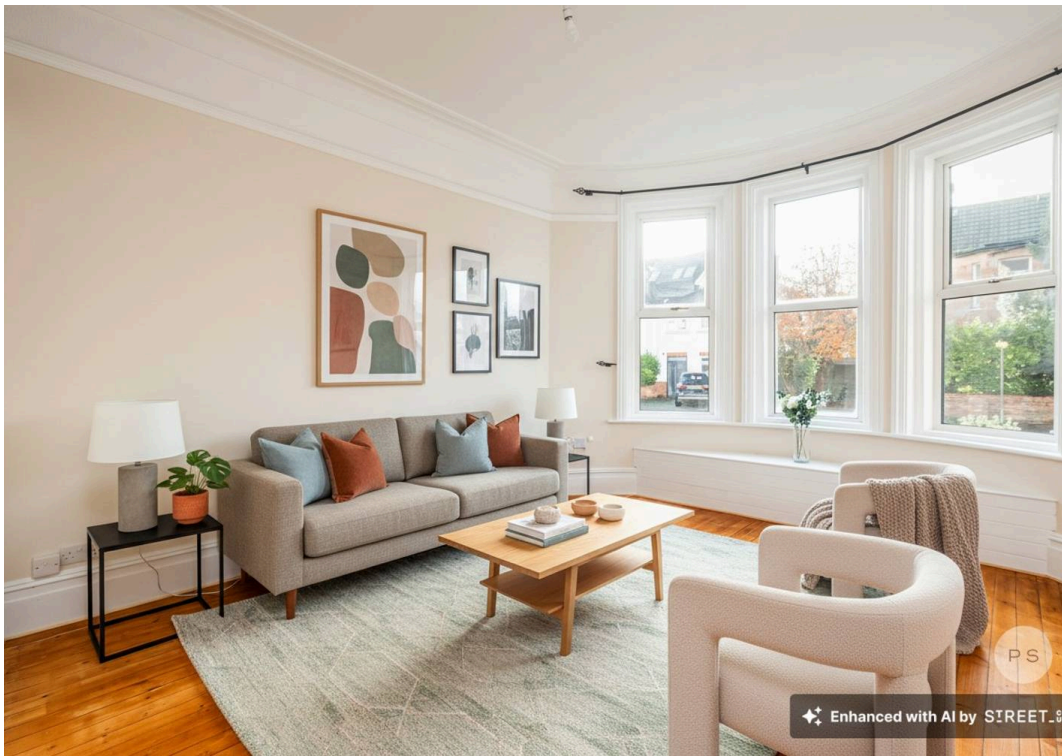


PS



Flat 1 Sandringham Lodge, 29 Sandringham Road, Lower Parkstone, BH14 8TH  
£235,000

PS



## Flat 1, Sandringham Lodge Lower Parkstone

Set within a handsome **Edwardian period conversion**, this charming two-bedroom maisonette offers private, self-contained living across two well-proportioned floors.

- Two bedroom Edwardian maisonette with private entrance
- Recently refurbished to a high standard throughout
- 2 allocated parking spaces
- Spacious lounge/diner, accentuated by the high ceiling
- Elegant period features
- Abundant storage on both ground and first floor
- Gas central heating and double glazing
- Communal lawned grounds
- Maintenance £1,200 per/annum including £75 ground rent
- Council Tax B £1,866.67
- Close to all transport links, perfect for the commuter
- Downhill stroll to Ashley Cross
- No forward chain
- Leasehold TBC
- Images with furniture are CGI
- EPC Rating : C



Accessed via its own front door, the entrance hall leads to a large under-stairs cupboard, perfect for coats or general storage. The **kitchen is well appointed** with ample floor and wall cupboards, a gas hob with extractor, and space for washing machine and fridge freezer. Elegant **double doors open into a bright lounge/diner**, featuring a large bay window, deep skirting, solid wood flooring, and tasteful built-in storage. Upstairs, the property continues to impress with a **spindled staircase** leading to a landing and further generous storage. The **principal bedroom is light-filled** with another beautiful bay window and a shelved airing cupboard, while the second bedroom offers flexible space for a guest room or home office. A family bathroom completes the accommodation, all enhanced by **gas central heating and double glazing throughout** for comfort and efficiency.

Out side; conveyed with this property are two parking spaces and the use of a level lawned garden perfect for entertaining or just quietly sitting and enjoying the sunshine.

## Location

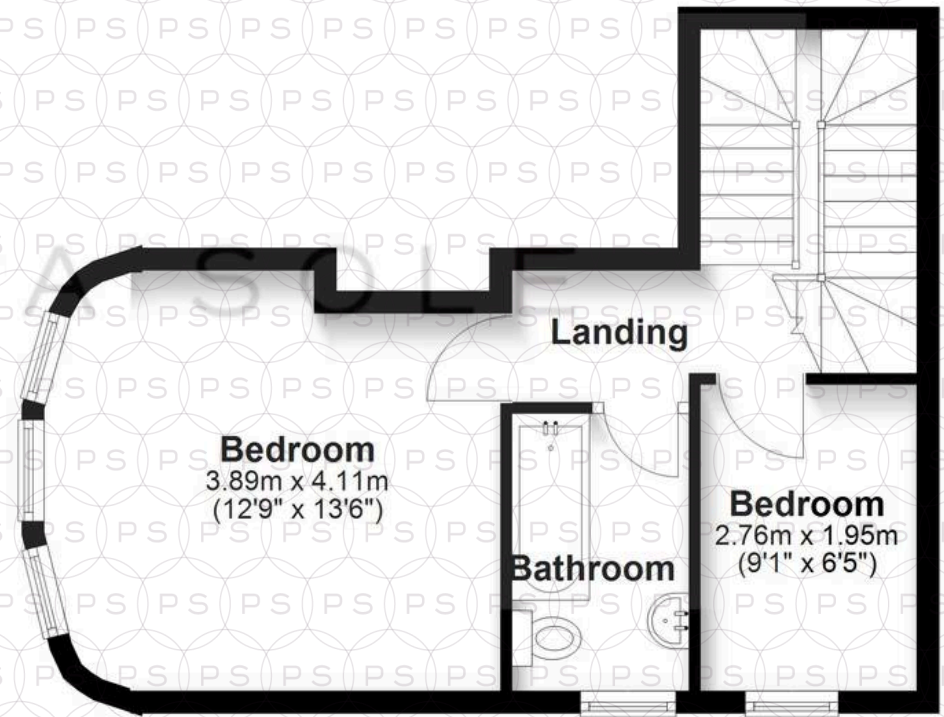
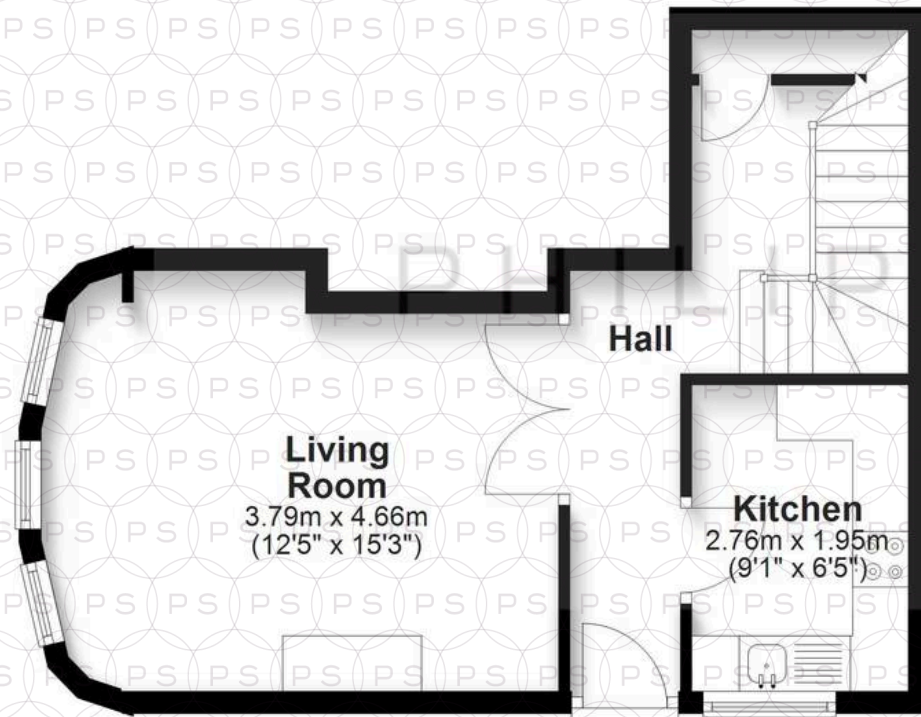
Conveniently located within walking distance of **Ashley Cross** and **Parkstone Rail Station**, this property sits in a vibrant and well-connected area. Ashley Cross is known for its village feel, independent shops, stylish cafés, and thriving community atmosphere. Commuters will appreciate the quick links to Bournemouth, Poole, and beyond, while the nearby open parklands and coastal attractions add to the appeal of this sought-after location.

Images with furniture are CGI



## Ground Floor

## First Floor



Total area: approx. 65.0 sq. metres (699.1 sq. feet)

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Plan produced using PlanUp.

**Flat 1, Sandringham Lodge, 29 Sandringham Road, -**



## Philippa Sole Ltd

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