



Connells

Fairway View Christchurch Road
Ferndown

Fairway View Christchurch Road Ferndown BH22 8TB

for sale from
£350,000



Property Description

Fairway View is a unique, small development of just 2 detached houses, 1 detached bungalow and 6 prestigious apartments.

Nestled in the sought-after area of BH22, Fairway View offers a meticulously designed and modern 2-bedroom ground floor apartment, perfect for those looking to downsize or purchase their first home, without compromising on luxury and space. Boasting contemporary finishes, spacious living areas, and thoughtful design, this property is a rare find.

As An Example

The ground floor plot 2 details are listed below.

Apartment 2

The heart of the home is a spacious open-plan living/dining/kitchen area, designed to maximize natural light and encourage effortless entertaining. Large french doors open onto a rear private patio, set within a large shared, Southerly-facing landscaped garden. The flooring features underfloor heating throughout with brushed stainless steel sockets and switches complementing the modern aesthetic.

The contemporary kitchen seamlessly blends functionality with style, high-end Neff/Bosch integrated appliances, including a dishwasher, induction hob, fridge-freezer, and

low level fan-assisted oven. There is space and plumbing for a washing machine/dryer.

The modern Grey and cream matte slab units have been paired with laminate worktops, thoughtful storage, including pan drawers, cutlery drawers and wall and base units allow for all essential cook ware and there's a stainless steel 1.5-bowl sink with a chrome tap. Adjacent to the lounge area, there is a very handy storage room, measuring 5.7 x 4.0, enhancing convenient storage options.

The Bathrooms offer seamless contemporary features such as wall hung vanity sinks, concealed cistern WC, wall to ceiling splash back tile detail. In the ensuite there is a low threshold double shower with glass screen, providing a chrome shower. The wall hung heated towel rails give an alternate heating source and offer the perfect warmer for bath towels. The family bathroom has been fitted with a bath rather than a shower, so all bathing needs are catered for.

Two double bedrooms feature in this home. Bedroom 1 delivers an ensuite shower room and is front-facing. Both bedrooms also have the added benefit of built-in double wardrobe featuring sliding doors. Bedroom 2 also has a front-facing aspect.

Measurements - Apartment 2

Entrance Hall Way

Bedroom 1 (12.4' x 10.1' max):

Features a built-in wardrobe and private en-suite bathroom.

Bedroom 2 (11.3' x 10.3'):

Living/Dining/kitchen - 21.4 x 21.2 max (within which the kitchen area measures 10.2' x 9.3' max)

Storage Room - 5.7 x 4.0

Location

Situated in a desirable residential area, Fairway View offers the perfect blend of peaceful living and accessibility. The property has close proximity to local amenities, schools, and parks and is well-connected to major transport links for easy commuting. Nearby leisure facilities, including golf courses and nature reserves. The stunning Dorset coastline is easily reached via Mudeford and Christchurch, with golden award winning, sandy beaches, making this the perfect home for those that enjoy outdoor life.

Additional Features

- o Solid internal doors finished in Oak, with chrome fittings throughout.
- o Hallway storage containing underfloor heating and air source pump manifolds.
- o Energy-efficient air source heat pump, eliminating the need for gas.
- o LVT flooring throughout for a cohesive, low-maintenance finish, with comfort of carpets added to all of the bedrooms.

Exterior Highlights

The South -facing rear garden offers an uncompromised retreat and tranquillity, shared with your apartment neighbours, with a private patio area accessible via the living room, perfectly positioned to capture the afternoon and evening sun, ideal for entertaining or relaxing.

Parking

Two allocated parking bays, featuring an EV charging point for electric vehicles and further visitor parking, gives plentiful off road parking for occupiers and guests.

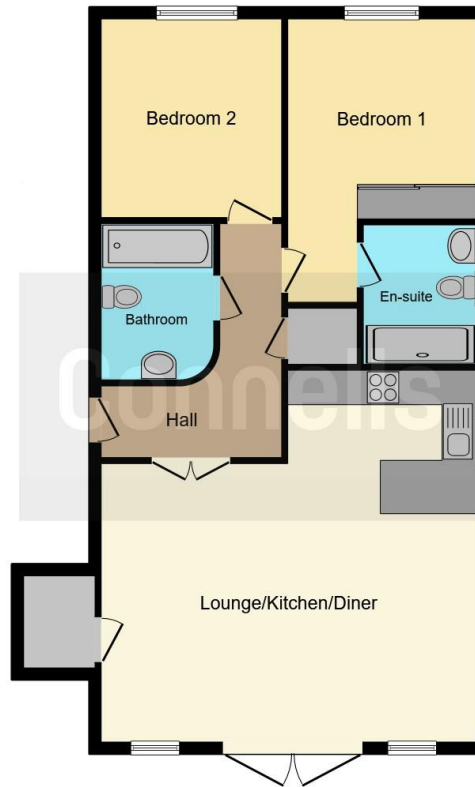
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EPC Rating:
 Exempt

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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