



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

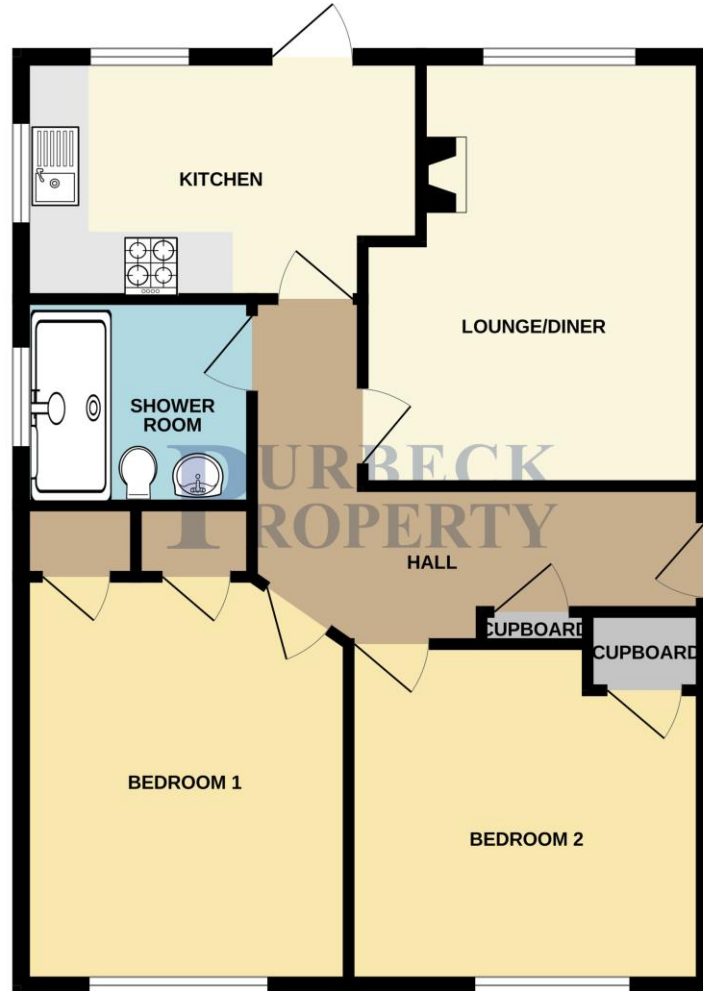
**A WELL PRESENTED 2 DOUBLE BEDROOM GROUND FLOOR FLAT
BENEFITING FROM ITS OWN PRIVATE GARDEN
OFFERED TO THE MARKET WITH NO FORWARD CHAIN**



St. Helens Road, Sandford, Wareham, BH20 7AX

PRICE £210,000

GROUND FLOOR



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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Location:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking, is just a short walk away. Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church, Lady St Mary's Church, library and the museum.

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Wareham,
Dorset, BH20 4LR
sales@purbeckproperty.co.uk

Tel 01929 556660
www.purbeckproperty.co.uk

IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.

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The Property:

This well presented ground floor flat is accessed via a communal entry door leading through into the hallway where there is a cupboard ideal for coats or boots. A secure double locked front door with glass panel leads through into the main entrance hallway where there is a radiator, a cupboard & Karndean vinyl flooring flowing throughout into the living room.

In the living there is a upvc double glazed window to the rear aspect with a radiator beneath, Karndean vinyl flooring, fitted shelving & a fireplace with an electric inset fire.

The kitchen enjoys a double aspect with upvc double windows to the side & rear overlooking the garden with a matching opaque door to the side. There is a matching range of cupboards base & eye level with drawers & a fitted integral wine rack. Integral appliances include a four ring ceramic hob set into the work surface with a fitted oven below & a chimney style extractor fan with light above. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is a radiator, space & plumbing for a washing machine & additional under counter appliances as well as an alcove ideal for table & chairs or additional appliances.

Bedroom one is a generous double sized room with a upvc double glazed window overlooking the front garden with a radiator beneath. The room benefits from two fitted cupboards with hanging rails & shelving.

Bedroom two is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath. The room benefits from a fitted cupboard with a hanging rail & shelving as well as additional cupboards with a work surface over.

The modern shower room has an opaque upvc double glazed window to the side aspect & comprises of a WC, a wash hand basin set into the vanity unit with storage below & splash back tiling with a mirror & light above. There is a heated towel rail, a double shower cubicle with a rainfall shower with splash back tiling surrounding.

Garden:

The rear garden has a patio area abutting the property & flows round to the main garden which is predominantly laid to lawn & enclosed by fencing with a shed at the rear. The property also benefits from a brick built storage shed with power & light.

Measurements:

Lounge	14'4"	(4.37m)	x	11'5"	(3.48m)
Kitchen	12'7"	(3.83m)	x	7'11"	(2.42m)
Bedroom 1	10'11"	(3.33m)	x	13'11"	(4.26m)
Bedroom 2	11'11"	(3.63m)	x	11'4"	(3.47m)
Bathroom	7'7"	(2.32m)	x	5'11"	(1.81m)

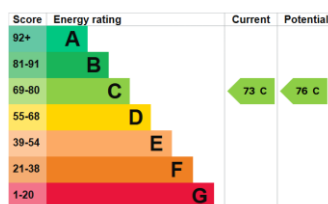
Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 125-year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

