

Sandbanks Road, Poole, BH14



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ESTATE AGENTS

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What it's got.

Perfectly positioned on the corner of the highly sought-after Whitecliff Park, this substantial 6-bedroom detached property offers an exciting opportunity to create your dream home. Spread across 3 spacious floors, this versatile home is being offered chain free.

The property features a self-contained 1-bedroom annexe with its own private entrance, making it ideal for a range of uses. Inside, you'll find a comfortable lounge and kitchenette, along with a separate WC and shower. The bedroom opens out through patio doors onto a sunny south-facing decking area, perfect for enjoying morning coffee. Whether you're looking for multigenerational living, planning to run a home business, or looking to create a holiday let, the annexe offers excellent flexibility.

Heading into the main home, to the front of the property, you'll find a stunning snug/sitting room with high ceilings, an expansive bay window, and an abundance of natural light. The heart of the home is the spacious open-plan kitchen and dining area, flowing effortlessly into the living spaces and out to the garden.

One of the true highlights is the private, south-facing garden, which enjoys all day sun and is perfect for families and entertaining. With a generously sized patio area and decking, there's plenty of room for outdoor dining. Completing the ground floor you have a downstairs WC. Heading upstairs, 5 well-proportioned bedrooms are spread across two floors, including a large master bedroom with an en-suite, and an additional family bathroom that completes the second floor. There is plenty of storage throughout the home, including built in wardrobes.

Well-equipped and ready to enjoy, this home also offers exciting potential to make it your own. There's scope to add balconies and even capture sea views. The property also benefits from a private driveway, offering off-road parking for 4/5 vehicles. A rare bonus in this location, especially so close to the park and coastline.





What the owner says.

"I bought this house with a view to make major renovations like upstairs balconies with sea views instead I did a kitchen extension which also included adding a one bed annexe (115 5* reviews on Airbnb) and a 20sqm deck with pergola it is a wonderful addition to the established , low maintenance tropical style garden, which has many birds and butterflies have made a lovely home with low maintenance flooring and simple coastal style the rooms are generous and comfortable and characterful this is a good neighbourhood where residents maintain their properties well."



Where it is.

Located within the highly regarded Lilliput & Baden Powell & St Peters school catchment, Poole Harbour is on your doorstep. If you enjoy Boating, Parkstone Bay Marina and our favoured South Deep are a 10 minute stroll away. Ashley Cross village is just a short walk to with its array of trendy bars, fashionable bars, cafes and amenities and not forgetting Parkstone train station with direct regular routes to Waterloo, London.





GROSS INTERNAL AREA
 FLOOR 1: 1085 sq.ft, 101 m², FLOOR 2: 594 sq.ft, 55 m², FLOOR 3: 115 sq.ft, 11 m²
 EXCLUDED AREAS: PATIO: 194 sq.ft, 18 m², REDUCED HEADROOM BELOW 1.5M: 125 sq.ft, 12 m²
 TOTAL: 1794 sq.ft, 167 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 1794 Sq. Ft in accommodation
- 5 Bedroom detached house & bonus annex
- Bright and spacious open-plan living areas
- Driveway for multiple cars
- On the corner of Whitecliff park
- Separate 1-bedroom annex with kitchenette
- South-facing Garden
- Chain Free
- Coastal Location
- Council tax band - E

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.