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ESTATE AGENTS

7 SANDBOURNE ROAD

BOURNEMOUTH, BH4 8JP

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £425,000

This apartment is in impeccable condition set in wonderful grounds with a communal heated swimming pool and backing directly onto the Chine.

The accommodation includes a good size entrance hall with sparkle effect tiled flooring and with ample storage space and utility room. A door leads to a spacious modern lounge/dining room with double glazed sliding patio doors on to an impressive balcony enjoying tree top and sea views.

The kitchen has breath-taking views of the sea and Isle of Wight and has a range of modern floor and wall mounted storage cupboards. There is a fitted double oven and hob with extractor above. Further integrated appliances include a fridge, freezer, microwave/oven and dishwasher.

The Master bedroom leads from the hall and is very spacious with built in wardrobes. There is an en-suite shower room, with wash hand basin and wc. The second bedroom enjoys similar sea views as the kitchen and has a range of wardrobes with hanging and shelving space with an impressive en suite shower room.

Further benefits to this delightful apartment include recently external work carried out on the building, impressive communal landscaped gardens, gas fired central heating, double glazing, underground secure parking and a passenger lift. View now to appreciate!!

Entrance Hall

Sitting/Dining Room 8.1m (26'7) x 4.37m (14'4)

Kitchen 3.61m (11'10) x 2.08m (6'10)



Master Bedroom 3.94m (12'11) x 4.17m (13'8) widening to 22'2 into door recess

En Suite Shower Room

Bedroom 2 2.82m (9'3) x 2.92m (9'7) plus door recess

En Suite Shower Room

Separate Guest WC

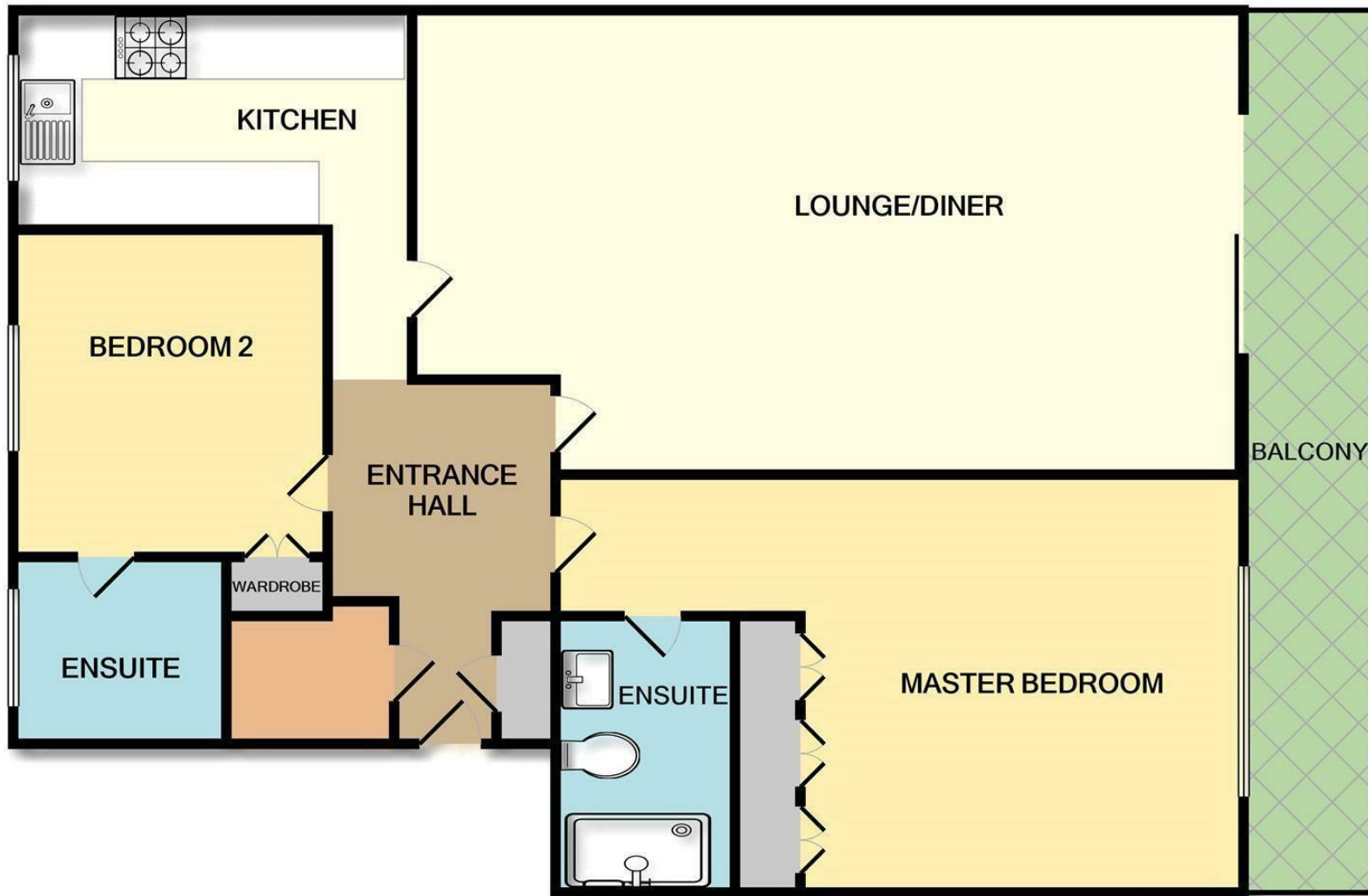
Secure Underground Parking

Communal Heated Swimming Pool









These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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