



FAIRWINDS, BROWNSA ROAD, POOLE, BH13

£500,000 SHARE OF FREEHOLD

A superbly presented two double bedroom apartment situated in an enviable position on the Sandbanks Peninsula. The beach is just a short walk away and there is easy access to local amenities and good transport links. The property offers bright, modern accommodation throughout making it the perfect home by the sea.

Holiday lets permitted | Pets allowed | Top floor | Two double bedrooms | Lounge diner | Modern kitchen & bathroom | Balcony with sea glimpse | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Canford Cliffs & Sandbanks area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills.

Canford Cliffs Village is nearby and offers a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service.



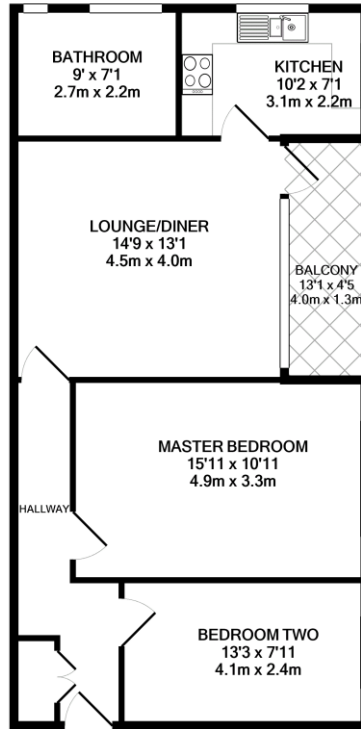
DESCRIPTION

The apartment is situated on the top, second, floor which can be accessed via stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a storage cupboard, loft access and doors to principal rooms.

The spacious lounge is a particular feature of the property having ample room for dining table enjoying access onto the sunny balcony which benefits from sea glimpses. The kitchen is accessed from the lounge and benefits from a range of modern base and eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms both benefiting from fitted wardrobes and further space for freestanding furniture. The contemporary family bathroom is tiled and comprises of a suite to include a panelled bath with wall mounted shower and a glass screen, wash hand basin inset into a vanity unit and a hidden cistern WC.

A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

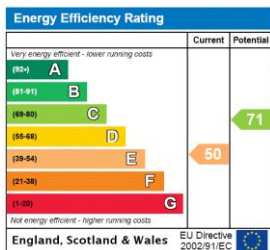
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2940 per annum

AT A GLANCE

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