

FOR SALE



Brownsea Road, Sandbanks
£700,000


MARTIN & CO



Brownsea Road, Sandbanks

3 Bedrooms, 2 Bathroom

£700,000

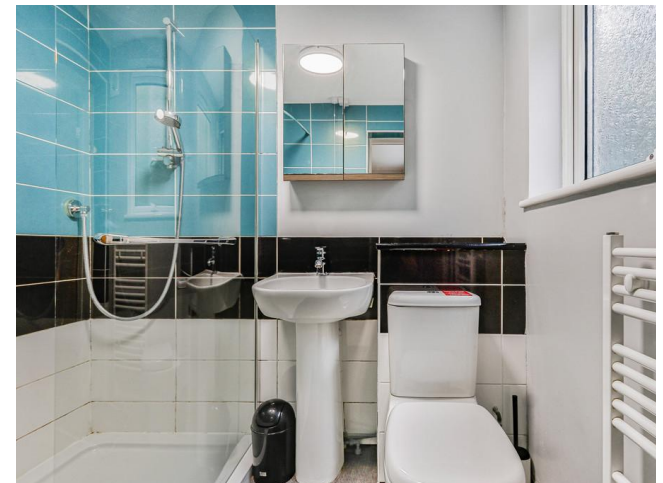
- SANDBANKS LOCATION
- HOLIDAY LETS PERMITTED
- THREE BEDROOMS
- PRIVATE GARDEN
- OPEN PLAN LIVING SPACE
- TWO BATHROOMS
- PRIVATE ENTRANCE
- DRIVEWAY WITH OFF ROAD PARKING
- CLOSE TO THE BEACH



Fantastic opportunity to purchase this turn key property on the world famous Sandbanks peninsula, walking distance to the award winning beaches, Sandbanks ferry and local amenities including Rick Steins and The Tandy.

Own private entrance with conservatory logia, three bedrooms, two bathrooms, open plan living space with modern fitted kitchen and island, with doors to the private garden with decked areas and lawn, there is also a separate study/office along with a utility cupboard.

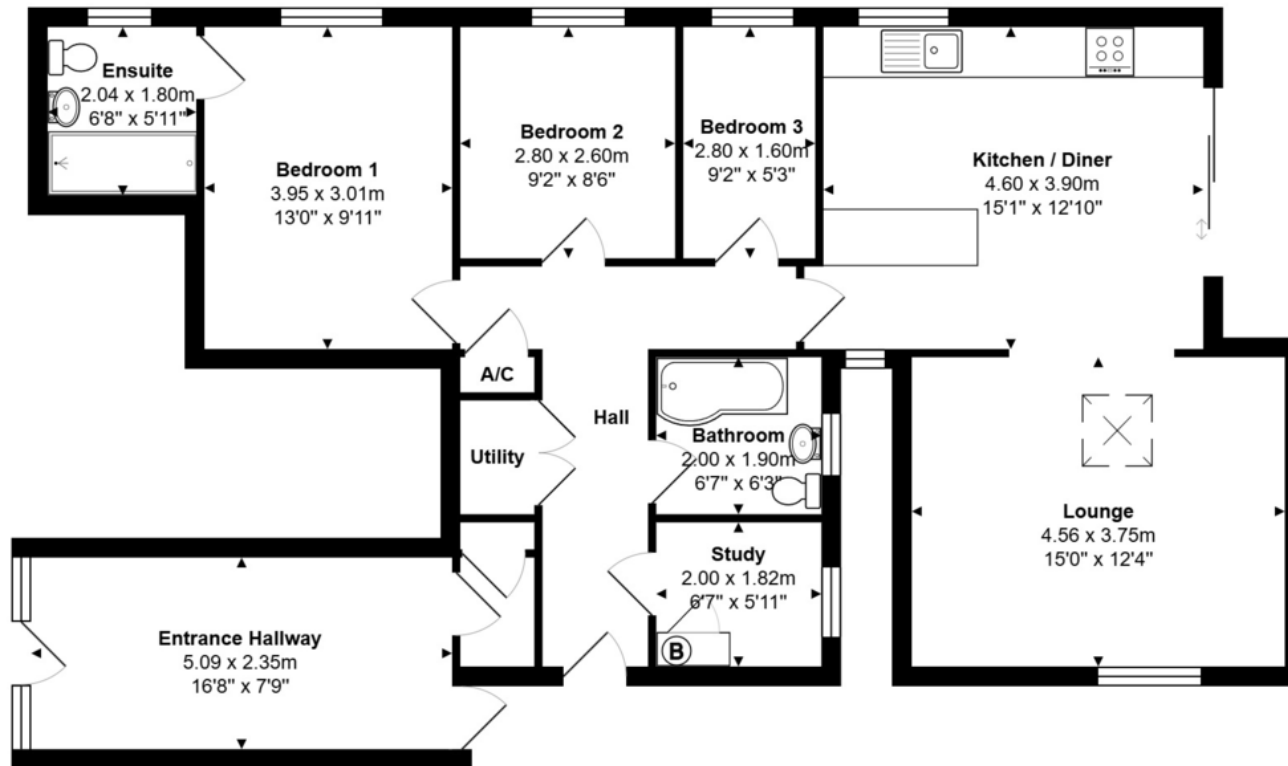
Holiday lets and long term lets are permitted giving this ideal lock and leave holiday home income potential or perfect as a main home.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	50 E	
39-54	E		
21-38	F		
1-20	G		





Total Area: 100.0 m² ... 1076 ft²

Martin & Co Poole

109 Commercial Road • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.