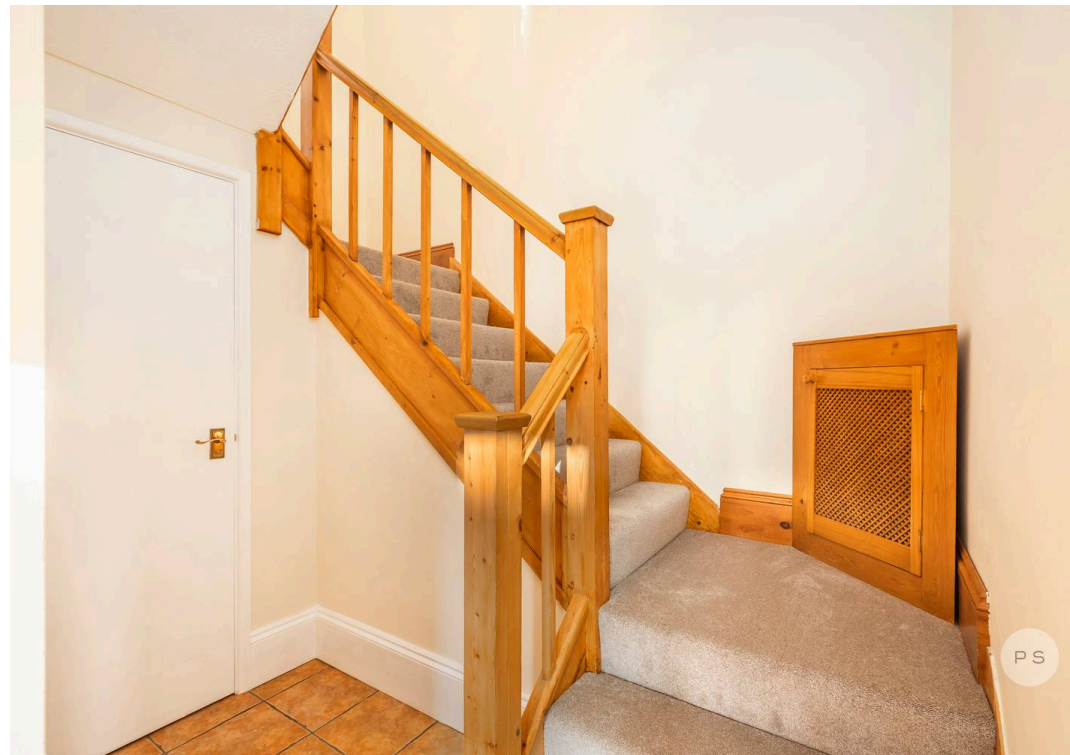
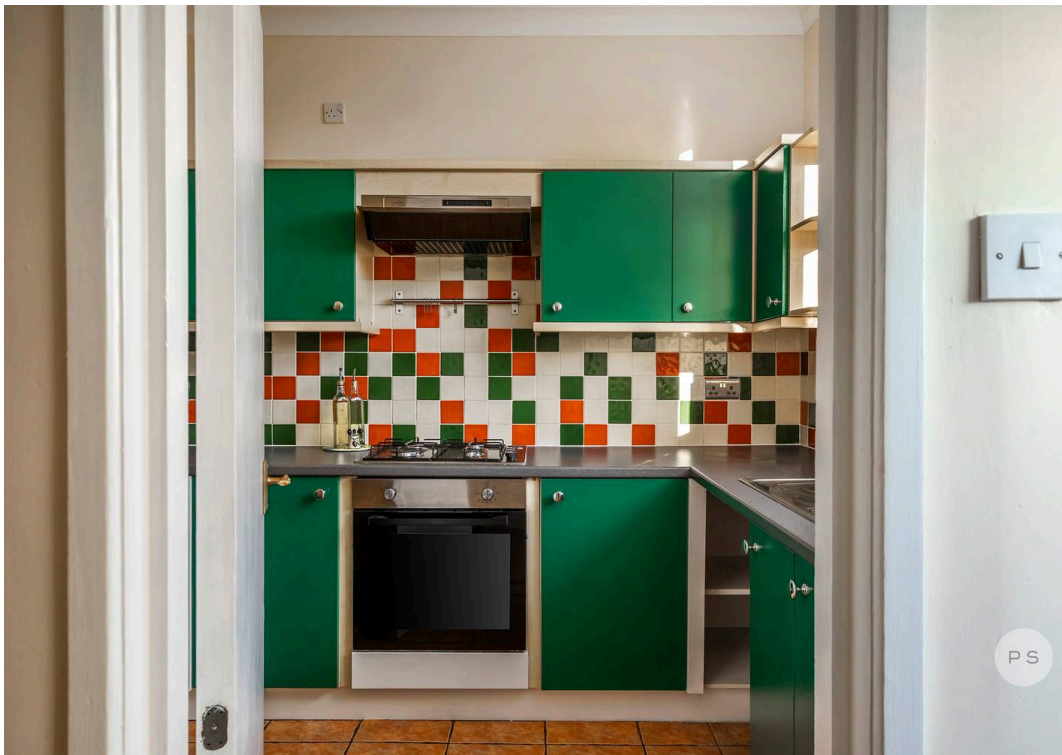


PS



Flat 1, Sandringham Lodge, 29 Sandringham Road, Lower Parkstone - BH14 8TH

For Sale £235,000



Sandringham Lodge

Set within a handsome **Edwardian period conversion**, this charming two-bedroom maisonette offers private, self-contained living across two well-proportioned floors.

- Perfect for 1st time buyer
- 0.5km to vibrant hub of Ashley Cross
- Two bedroom Edwardian maisonette
- Private Entrance & recently refurbished
- Spacious lounge / diner, accentuated by high ceilings
- Abundant storage on both ground and first floor
- 2 allocated parking spaces
- Gas central heating and double glazing
- Less than 500m to Parkstone Train Station for easy commute
- Communal lawned grounds
- Leasehold with maintenance £1,200 per/annum incl. £75 ground rent
- Council Tax B £1,866.67
- No forward chain
- EPC Rating : C



Accessed via its own front door, the entrance hall leads to a large under stairs cupboard, perfect for coats or general storage. The **kitchen is well appointed** with ample floor and wall cupboards, a gas hob with extractor, and space for washing machine and fridge freezer. Elegant **double doors open into a bright lounge / diner** featuring high ceilings and a large bay window giving an extra sense of space. Deep skirting and solid wood flooring with tasteful built-in storage adds to the charm and practicality of this property.

Upstairs, the property continues to impress with a **spindled staircase** leading to a landing and further generous storage. The **principal bedroom is light-filled** with another beautiful bay window and a shelved airing cupboard, while the second bedroom offers flexible space for a guest room or home office. A family bathroom completes the accommodation, all enhanced by **gas central heating** and **double glazing throughout** for comfort and efficiency.

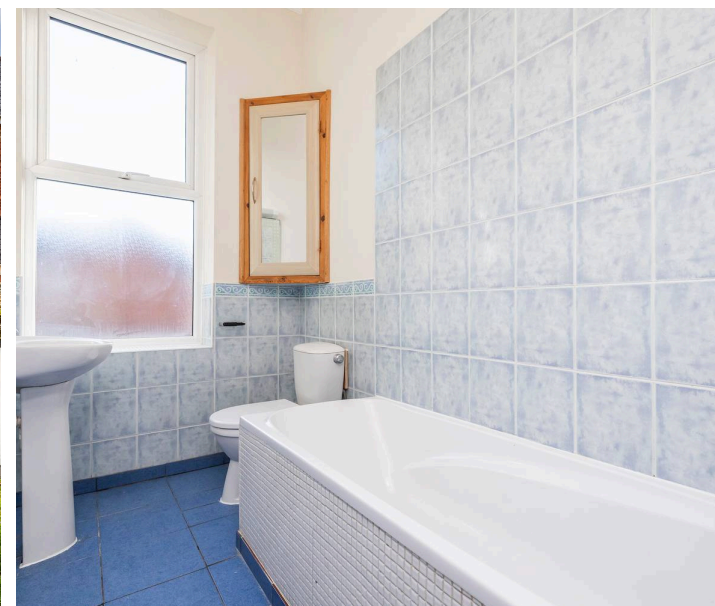
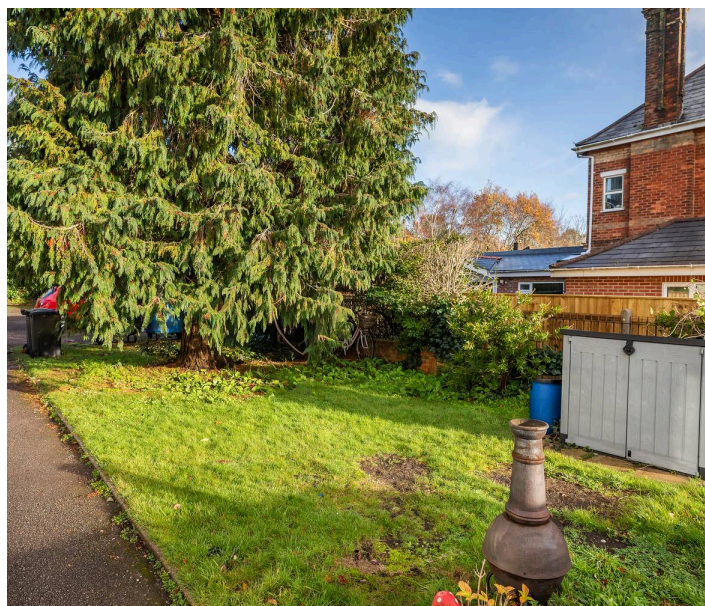
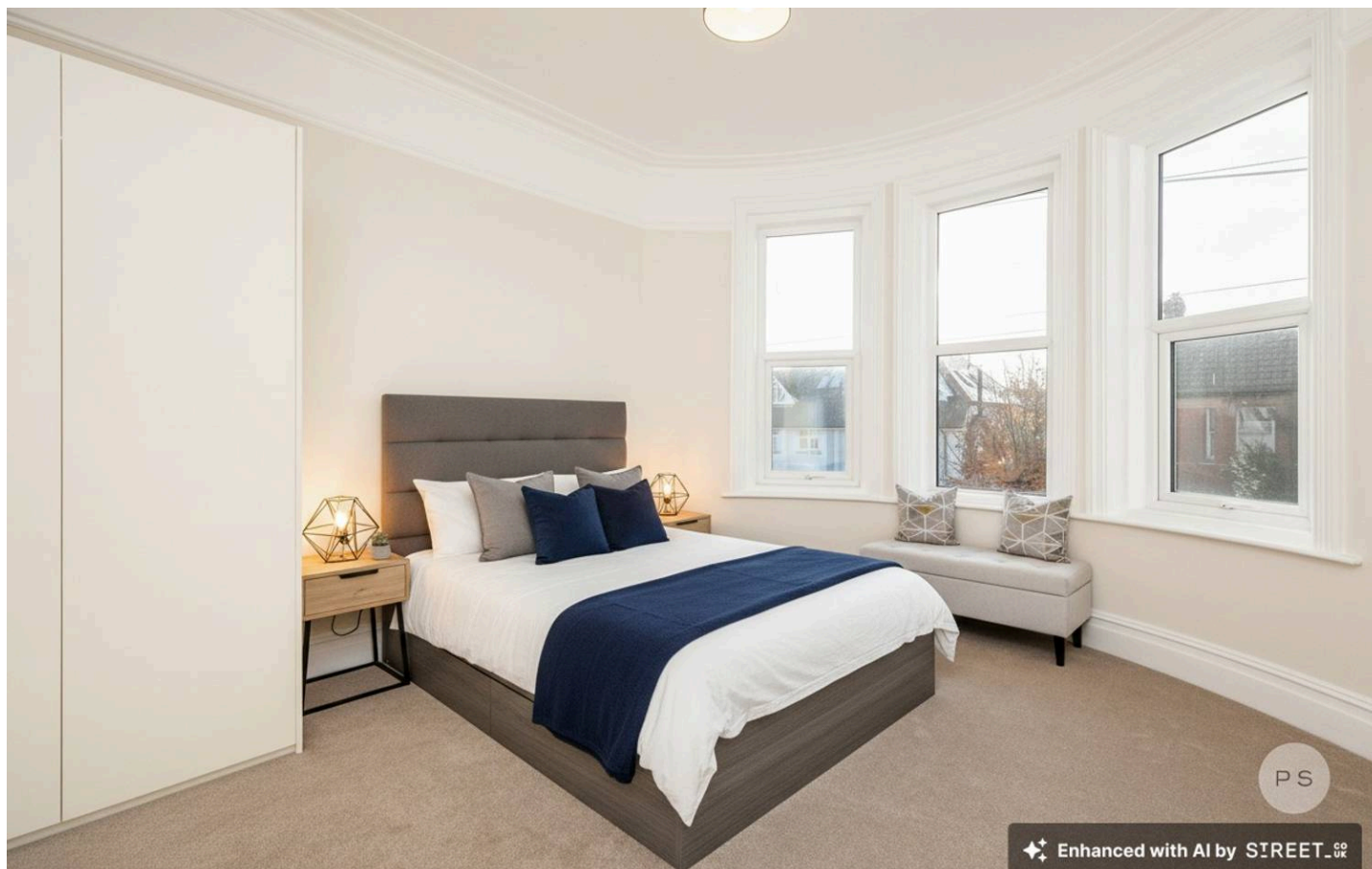
OUTSIDE:

This maisonette comes with its own private entrance and use of the lawned garden, perfect for entertaining or just quietly sitting and enjoying the sunshine. Conveniently includes two parking spaces.

LOCATION:

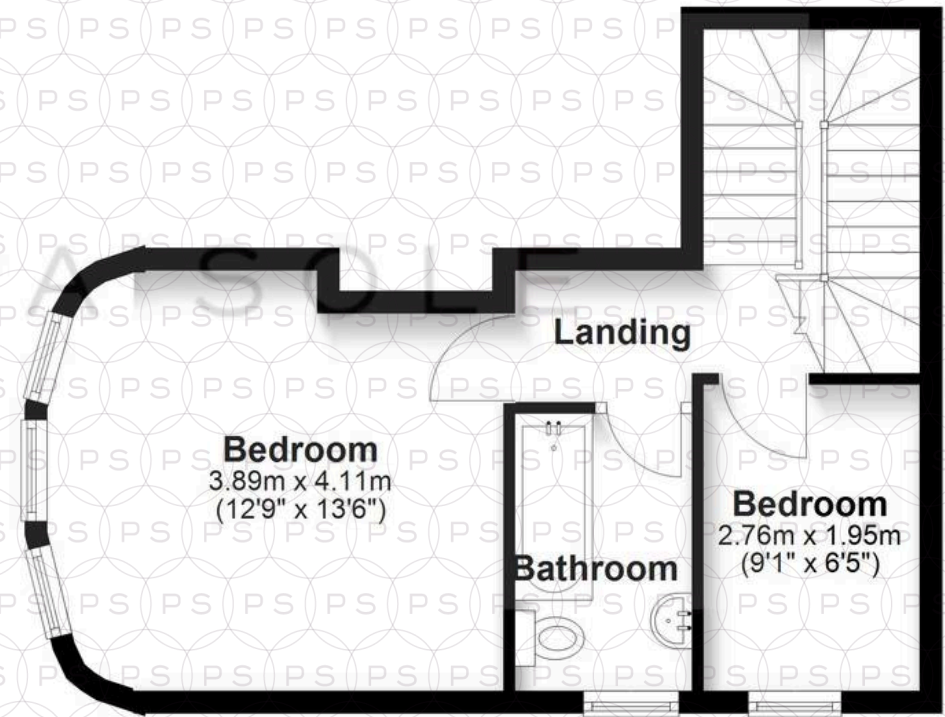
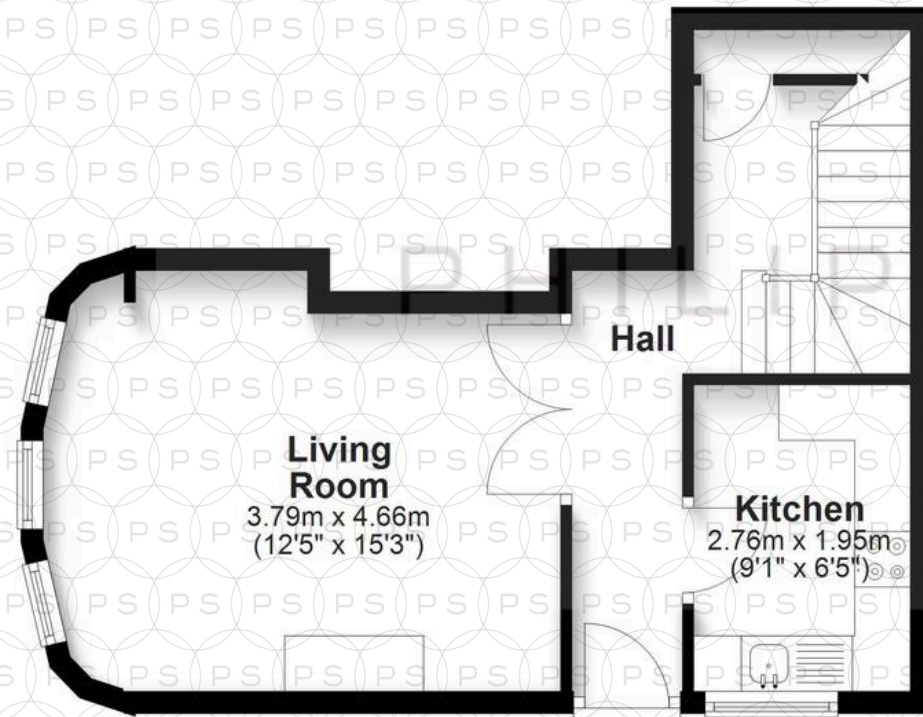
Located just 0.5km walking distance to **Ashley Cross Green and Parkstone Rail Station**, this property sits in a vibrant and well-connected area. Ashley Cross is known for its village feel, independent shops, stylish cafés and thriving community atmosphere. Commuters will appreciate the quick links to Bournemouth, Poole and access to London Waterloo in circa. 2 hrs. Nearby, the beaches of Sandbanks, Poole Park and various coastal leisure activities add to the appeal of this sought-after location.

Note: *Images with furniture are CGI



Ground Floor

First Floor



Total area: approx. 65.0 sq. metres (699.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Flat 1, Sandringham Lodge, 29 Sandringham Road, -



Philippa Sole Ltd

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