



**WHITBY ROAD,  
IN THE REGION OF £450,000**

**Winkworth**



**A double glazed sliding door with intercom system leads to the well-maintained communal entrance. There is also a garage and car port with a side door leading to the apartment entrance hallway. There is both a stairwell and lift leading to the second floor where the flat is located and is accessed through a solid wooden front door leading to the:**

### **Entrance Hallway**

Low level double cupboard housing the fuse board and meter. Wall-mounted phone intercom system. Built in double airing cupboard, housing the floor-standing boiler and hot water cylinder. Further built in single door cupboard with hanging rail and separate storage. Doors off to all accommodation, including door to the

### **Sitting Room**

The eye is immediately drawn to the stunning and uninterrupted views of The Solent, Isle of Wight and Needles, as well as Hengistbury Head and Christchurch Bay to the West. The view is framed by a large double glazed sliding door, with side screen to either side, which leads out onto a balcony with stainless steel and glass balustrades. The spacious sitting room is centred by an electric fireplace, with marble back and hearth, with wooden surround and mantle.

### **Kitchen/Breakfast Room**

Incorporating a work surface in part to two walls with a range of base and drawer units below and matching wall-mounted units over. Single bowl stainless steel sink inset to the work surface. Space and utility for gas stove, washing machine and upright fridge freezer. Plentiful space for table and chairs. Serving hatch through to the sitting room. Double glazed window to the rear and part-tiled walls.



### **Bedroom One**

Again enjoying equally beautiful views as the Sitting Room; a large double bedroom with double door built in wardrobe.

### **Bedroom Two**

A further large double room, with double built in wardrobe and a pedestal wash hand basin with tiled splashbacks and double glazed window to the rear.

### **Shower Room**

Suite comprising wall-mounted wash hand basin and shower cubicle, with electric shower and removable shower attachment over. Obscure double glazed window to the rear and part-tiled walls. Adjacent to the shower room is a separate cloakroom with low level W/C and obscure double glazed window to the rear.



### **Grounds & Gardens**

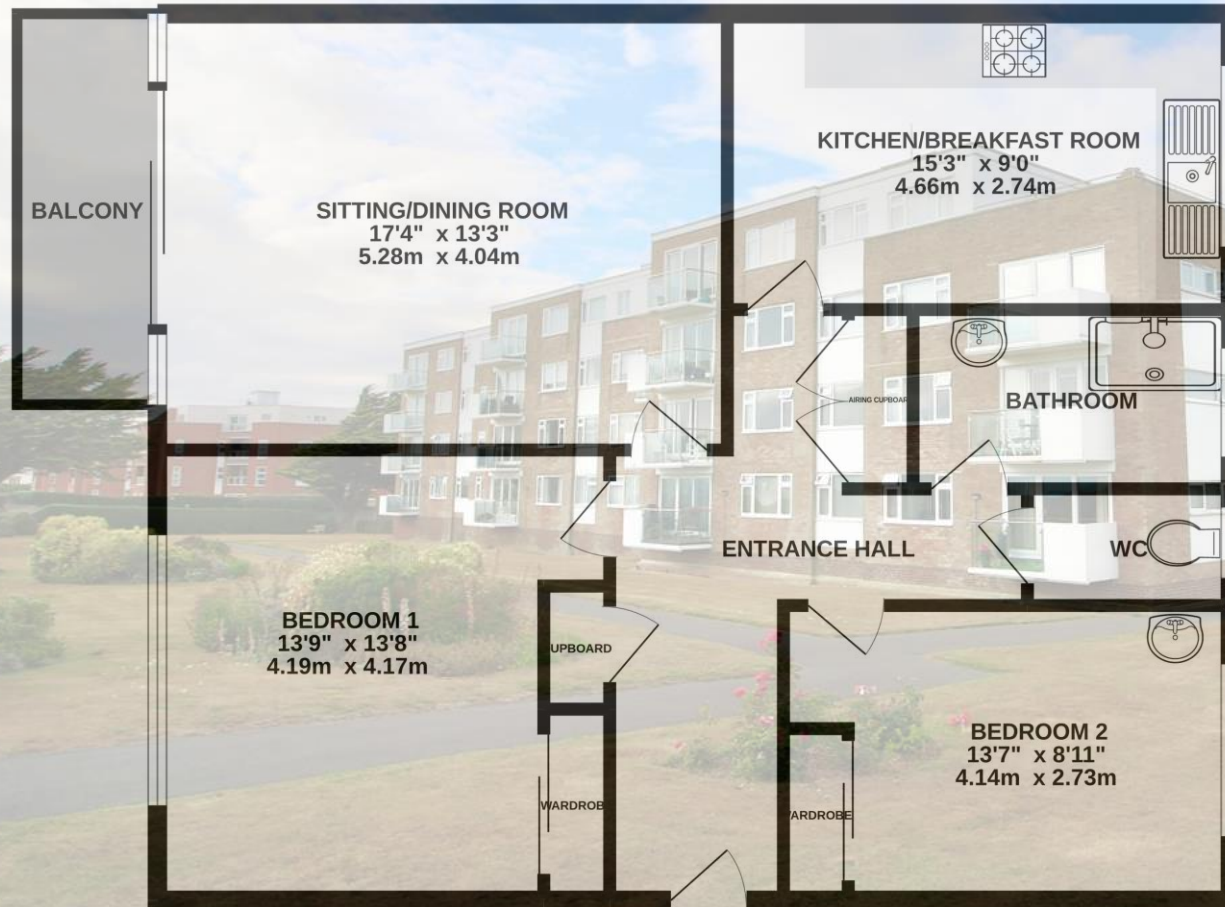
Solent Pines enjoys spacious and well-maintained gardens with the south, east and west side being laid mainly to lawn, interspersed with flower beds and footpaths. There is also a pedestrian gate on the south side leading directly out onto the cliff top. The north side comprises a great deal of residents and visitor parking, as well as garage blocks of which this flat benefits from an allocated unit.

### **Garage & Car Port**

Garage with car port leading to the downstairs entrance hallway, all undercover.



SECOND FLOOR FLAT  
878 sq.ft. (81.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	79	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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