

FLAT 2 SUNNINGDALE
FAIRWAY DRIVE
CHRISTCHURCH
BH23 1JY

SHARE OF FREEHOLD
GUIDE PRICE
£250,000 - £275,000

"A well presented, two double bedroom, raised ground floor flat with secure underground parking and one of only two apartments to enjoy an exceptionally spacious private terrace adjacent to the river Stour and just 700 metres to the Tuckton and 700 metres to Christchurch"

Winkworth

for every step...

GUIDE PRICE £250,000 - £275,000

Two Bedrooms
Open Plan Lounge / Dining Room
Kitchen / Breakfast Room
Exceptionally Spacious Private Terrace
700 Metres To Tuckton & Wick
Secure Underground Allocated Parking
Visitors Car Park

EPC: ? | COUNCIL TAX: D | SHARE OF FREEHOLD ?? YEARS REMAINING | MAINTENANCE £2476 P/A | GROUND RENT N/A | PETS BY CONSENT | NO HOLIDAY LETS PERMITTED

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Why Fairway Drive?

Fairway Drive is a peaceful cul de sac, conveniently located by Tuckton, sitting between Southbourne and Christchurch, near the River Stour. Take a leisurely stroll down to the riverside Tuckton tea gardens for an ice cream, have a picnic on the grass while enjoying the view of Christchurch Priory or kayak down the river, Tuckton offers a little slice of peace and tranquillity.

Tuckton high street is 700 metres away with a local bakery, butchers, supermarkets, cafés, restaurants and bus routes to Bournemouth and Christchurch. Southbourne beach is less than a mile away with golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. Christchurch train station is 850 metres away for anyone looking to commute.

This two bedroom, raised ground floor flat offers spacious accommodation throughout. The open plan lounge / dining room enjoys direct views over the private terrace and double doors that lead through to the kitchen / breakfast room which can be opened up to make further open living. There is a separate door that also leads through to the kitchen / breakfast room which is well equipped with a range of cabinets, free standing oven and hob, washing machine and dishwasher. Sliding patio doors provide direct access to the terrace.

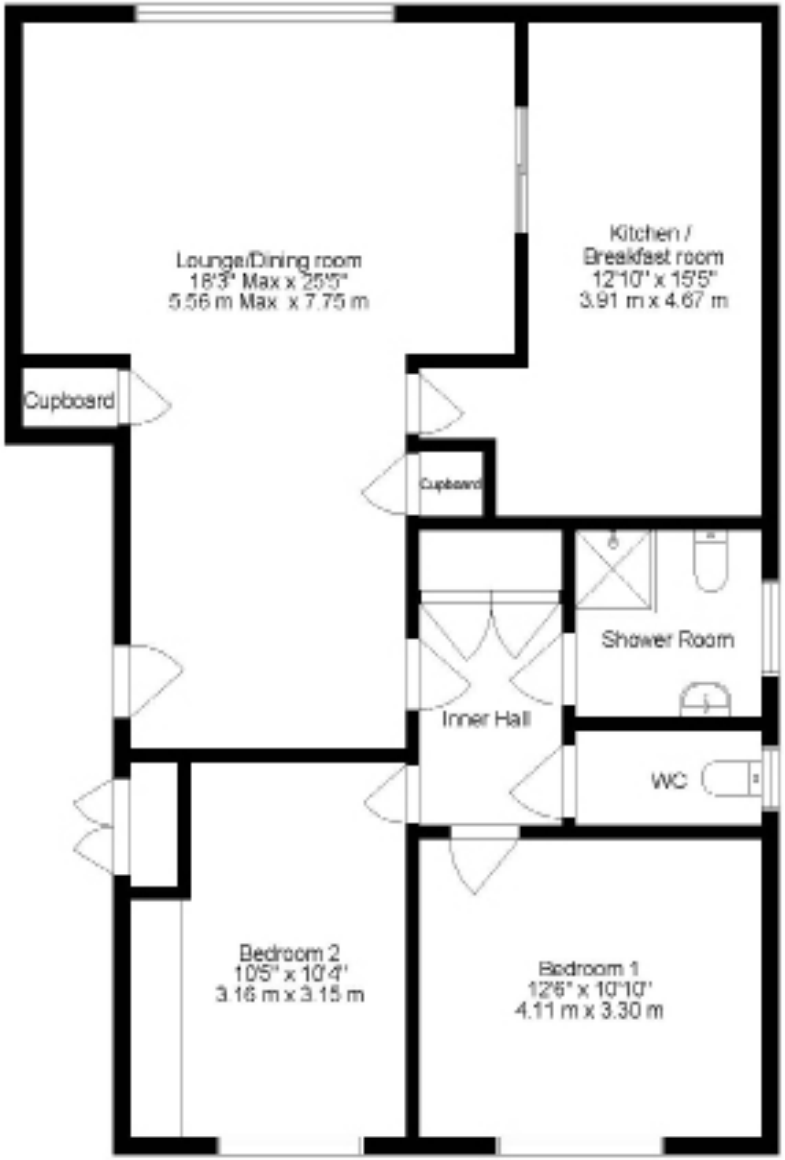
There are two double bedrooms with wardrobes, both serviced by the family shower room with a large walk in shower and wash hand basin with separate wc. A unique feature of this property is the exceptionally spacious terrace which provides the ideal space for outdoor entertaining. There is secure underground residents parking and a car park for visitors.











SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don t form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.







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"Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university."

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth Estate Agents.

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