

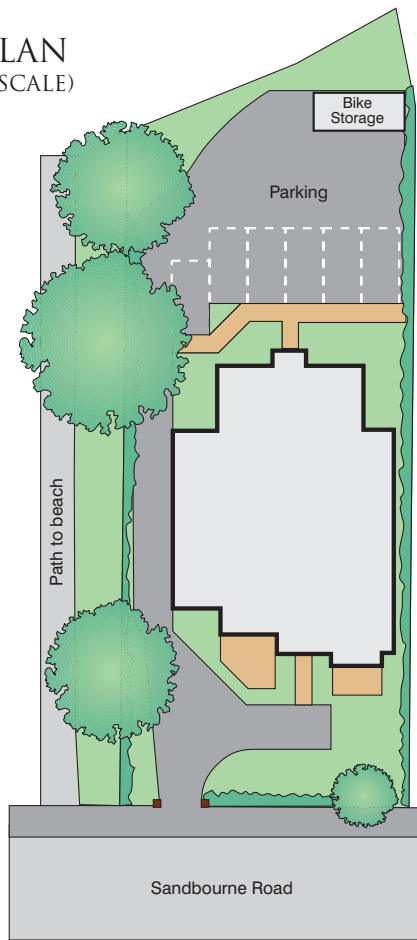
Access
from your own garden



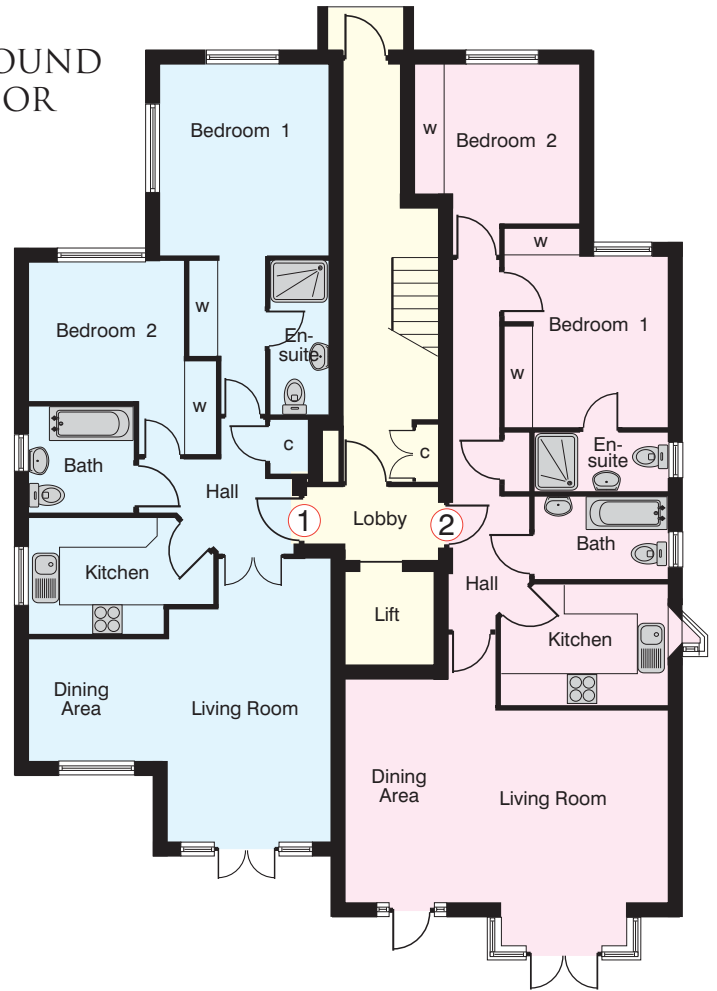
SANDBOURNE PLACE

• SANDBOURNE ROAD • BRANKSOME DENE CHINE •
BOURNEMOUTH

SITE PLAN
(NOT TO SCALE)



GROUND FLOOR



Apartment 1	metres	feet	Apartment 2	metres	feet
Living Room	3.3 x 5.8	10'10" x 19'0"	Living/		
Dining Area	2.5 x 2.8	8'2" x 9'2"	DiningRoom	4.6 x 6.7	15'1" x 21'11"
Kitchen	2.4 x 3.7	7'10" x 12'2"	Kitchen	2.4 x 3.4	7'10" x 11'2"
Bedroom 1	3.9 x 3.4	12'10" x 11'2"	Bedroom 1	3.5 x 3.3	11'6" x 10'10"
Ensuite	1.2 x 3.1	3'11" x 10'2"	Ensuite	1.2 x 2.7	3'11" x 8'10"
Bedroom 2	3.1 x 2.8	10'2" x 9'2"	Bedroom 2	3.3 x 3.4	10'10" x 11'2"
Bathroom	2.1 x 2.2	6'11" x 7'3"	Bathroom	1.7 x 2.7	5'7" x 8'10"

Sandbourne Road is a prestigious cul-de-sac renowned for its magnificent properties and superb location near to the mouth of Branksome Dene Chine, one of the areas most beautiful deep wooded valley's.

Adjacent to the development is a footpath which



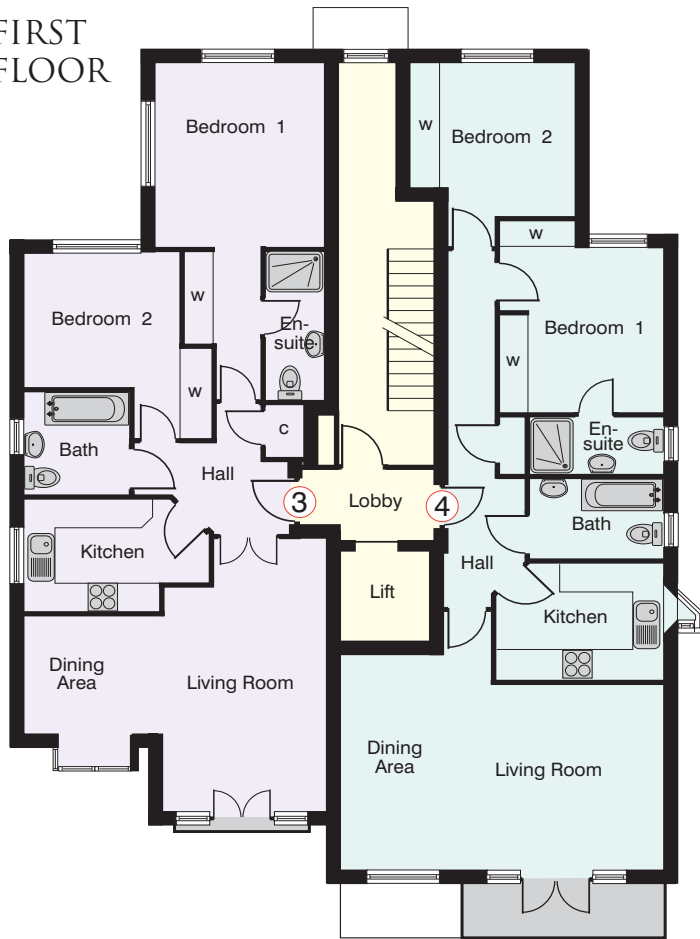
provides direct access down Branksome Dene Chine to the golden sands of Bournemouth's Blue Flag beach which stretches along 7 miles of this award winning coast line. Alum Chine with its selection of restaurants/bars and children's facilities are within close walking distance.

Described as one of the liveliest places to live in Britain, Bournemouth is a vibrant and cosmopolitan town which has become a very desirable place to live. Wrapped around beautiful gardens and just a short walk from the golden beach, the Town Centre buzzes with activity all year round. Wide pedestrianised boulevards lined with high street stores and exclusive boutiques, small Victorian arcades which hide quirky modern outlets and old-world emporiums combine with international theatre, numerous cinemas, fine restaurants and a myriad of nightlife to make this a fascinating town.

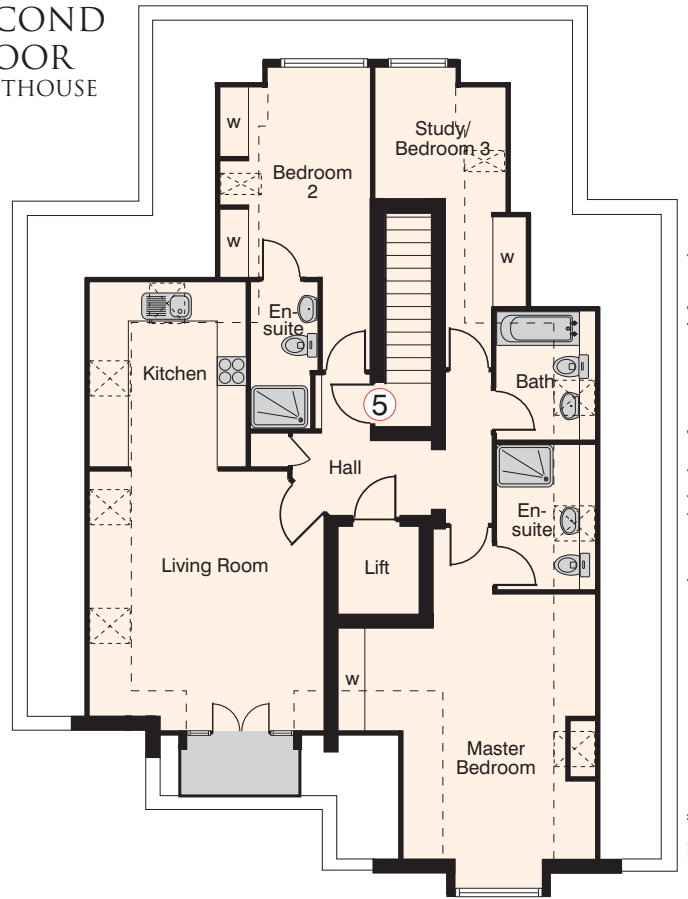


Photograph shows a typical installation in another Ankers & Rawlings development.

FIRST FLOOR



SECOND FLOOR PENTHOUSE



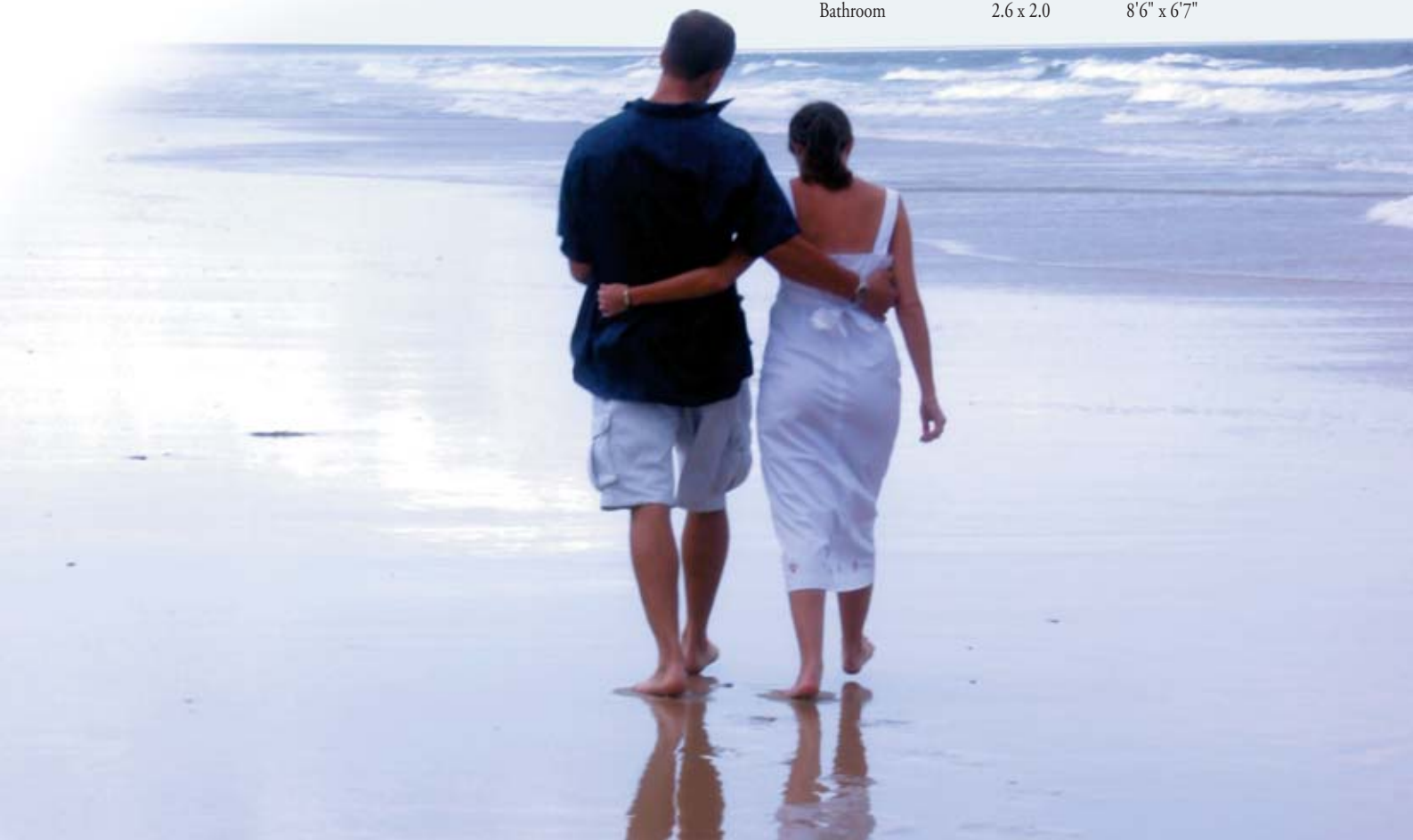
N.B. all sizes are maximum measurements, please consult the plans of your apartment before purchase.

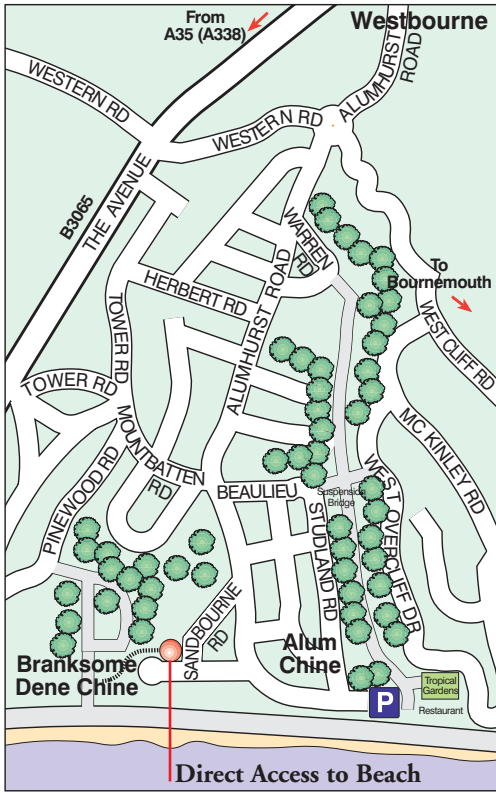
Apartment 3	metres	feet
Living Room	3.3 x 5.8	10'10" x 19'0"
Dining Area	2.5 x 2.8	8'2" x 9'2"
Kitchen	2.4 x 3.7	7'10" x 12'2"
Bedroom 1	3.9 x 3.4	10'0" x 11'2"
Ensuite	1.2 x 3.1	3'11" x 10'2"
Bedroom 2	2.8 x 3.1	9'2" x 10'2"
Bathroom	2.2 x 2.1	7'3" x 6'11"

Apartment 4	metres	feet
Living/		
DiningRoom	4.7 x 6.7	15'5" x 21'11"
Kitchen	2.4 x 3.4	7'10" x 11'2"
Bedroom 1	3.5 x 3.3	11'6" x 10'10"
Ensuite	1.2 x 2.7	3'11" x 8'10"
Bedroom 2	3.3 x 3.4	10'10" x 11'2"
Bathroom	1.7 x 2.7	5'7" x 8'110"

Penthouse

Apartment 5	metres	feet
Living/		
Dining Room	5.0 x 4.7	16'5" x 15'5"
Kitchen	3.8 x 3.2	12'6" x 10'6"
Master Bedroom	5.4 x 4.0	17'9" x 13'1"
Ensuite	3.0 x 2.0	9'10" x 6'7"
Bedroom 2	3.0 x 4.3	9'10" x 14'1"
Ensuite	3.0 x 1.3	9'10" x 4'3"
Bedroom 3/Study	2.7 x 2.7	8'10" x 8'10"
Bathroom	2.6 x 2.0	8'6" x 6'7"





Designed and constructed by local developers Ankers & Rawlings, Sandbourne Place consists of 4 spacious two-bedroom apartments and 1 three-bedroom penthouse, traditionally constructed with contemporary interior styling. Each apartment incorporates the highest quality of fixtures and fittings

this being the hallmark of all Ankers & Rawlings developments.

The property enjoys a level plot within a mature setting bounded by an extensive variety of well established landscaping. Every apartment benefits from dedicated parking with additional visitor parking contained within the development. Internally the properties are to be luxuriously planned throughout including creatively designed kitchens, well appointed bathrooms with fully tiled floors and walls, all master bedrooms have en-suite facilities, lounges feature double doors leading onto balconies/patios, smooth finish ceilings throughout with decorative coricing, central heating, 10 year NHBC Buildmark Warranty.



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The Selling Agents and the Developer reserve the right to alter and amend the information given on this leaflet if necessary. Nothing contained herein shall be, or shall be deemed to be part of any contract. The approximate dimensions quoted indicate maximum room sizes and are scaled from plans before construction has commenced. Potential buyers should note that no allowance has been made for the thickness of plaster or skirting boards, and all dimensions may vary during construction. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. Apartments of the same type may vary in size and purchasers are strongly advised to confirm all measurements of their chosen home on site. Variation in the construction and landscaping should be expected. Illustration is a computer generated artist's impression.
Designed and printed by **the roman group**, Bournemouth



- Lift to upper floors (direct access to Penthouse)
- Security door entry system
- Central heating with thermostatic control
- High specification fitted kitchen including, integrated oven, hob, extractor hood, dishwasher, fridge/freezer, waste disposal unit and space for washing machine
- Carpet fitted to all common areas
- Low voltage lights
- Fitted smoke detectors
- Satellite TV points
- Ample power points throughout
- High quality sanitaryware
- Choice of worktop colours to kitchen for early reservations
- Fitted wardrobes to bedrooms
- Upvc Windows
- Allocated parking
- Landscaped setting

