

Witley
387 Sandbanks Road
Poole, BH14 8HR



Newly modernised and immaculately presented three double bedroom first floor apartment on Evening Hill, with spectacular panoramic views across Poole Harbour.

£825,000







Situation and Description

Evening Hill is an exclusive enclave situated between Lilliput and the world famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns Marina, makes Evening Hill a great place to live. Located within the area is a variety of property from multi million pound homes to garden apartments many of which benefit from harbour and sea views. Evening Hill viewpoint is considered by many to afford the best views of Poole Harbour and Brownsea Island available anywhere.

Witley is a highly sought after purpose built development set in beautifully maintained grounds, occupying a prime position on Evening Hill. This bright and spacious apartment enjoys breath-taking views across Poole Harbour and Brownsea Island, with the Purbeck Hills and Old Harry's Rocks in Studland Bay beyond.

The well-kept communal entrance has a lift and separate staircase to the first floor landing, shared by one other apartment.

Upon entering the property, you are greeted by a large 'L' shaped reception hall with an entry phone system and immediate harbour views. Double glass doors lead to an impressive open plan arrangement, taking full advantage of the views and benefitting from underfloor heating and remote control blinds. The double reception area has two sets of sliding doors opening to a south west facing balcony, with fabulous views of the surrounding area. The fully equipped kitchen area offers a comprehensive range of quality units, incorporating integrated appliances including Neff induction hob and downdraft extractor, two Neff ovens, Miele dishwasher and double fridge freezers, complete with quartz work surfaces and breakfast bar.

The main bedroom suite has remote control blinds, built-in wardrobes, a luxuriously appointed en-suite bathroom with underfloor heating and an adjoining door to the balcony. There are two further double bedrooms, one with built in wardrobes and both served by a luxury shower room with underfloor heating.

There is also a separate utility room with plumbing for washing machine, space for tumble dryer, sink and cupboard housing for hot water tank.

Outside, there are beautifully established communal gardens and grounds, incorporating residents and guest parking. There is also a private garage with an electric door and nearby communal water tap. In a separate building the apartment is conveyed with a storage cage and further communal storage.

Management company: Owens and Porter.

Tenure: Share of Freehold.

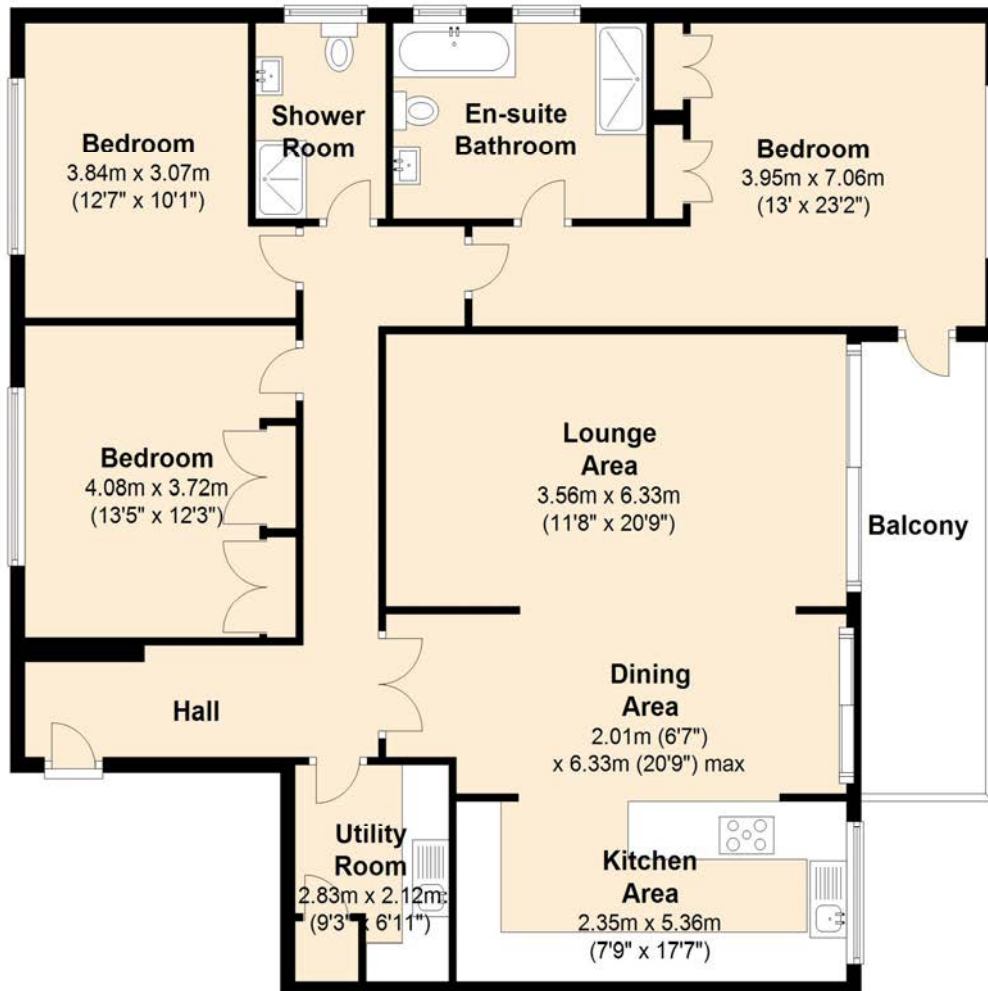
Service Charge: £2,600 per annum including: buildings insurance, window cleaning, gardens and general maintenance.

- Stunning panoramic harbour views
- Approximately 1,513 sq ft
- Newly modernised to a high specification
- Bright & spacious first floor apartment
- Double reception room
- Impressive open plan kitchen
- Separate utility room
- Three double bedrooms
- Luxury en-suite bathroom
- Luxury shower room
- South west facing balcony
- Private garage and storage area
- Residents and guest parking

To fully appreciate this outstanding apartment and the breath-taking views an internal viewing is highly recommended.

First Floor

Approx. 140.6 sq. metres (1513.1 sq. feet)



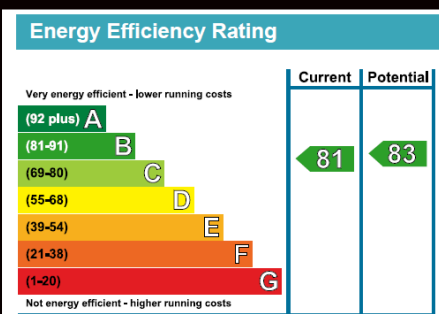
Total area: approx. 140.6 sq. metres (1513.1 sq. feet)

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Plan produced using PlanUp.







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New Developments (where applicable)

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