Flat 6 Wentworth, Crichel Mount Road, Evening Hill, Poole BH14 8LT
£375,000 Share of Freehold

A two bedroom top floor apartment located in this premier location at Evening Hill with views of Poole harbour. The Blue Flag awarded beaches of Sandbanks are approximately one mile away, and just a short drive of Poole Town centre. The apartment benefits from an en-suite to the master bedroom, balcony, garage and visitors parking. Share of Freehold.

- A TWO BEDROOM TOP FLOOR APARTMENT
- PREMIER LOCATION OF EVENING HILL
- MASTER WITH EN-SUITE
- BALCONY WITH VIEWS OVER POOLE HARBOUR
- LIFT TO ALL FLOORS
- GARAGE & PARKING

Evening Hill
The property is located on Critchel Mount Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies between Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Property Comprises
This top floor apartment is situated in a quiet and secluded location on Evening Hill just a 350m walk from the waters of Poole Harbour. The property comprises of two double bedrooms, a spacious living room, a dining room, a balcony and a garage. This would be an ideal second home, a lock up and leave or a full time home.

The block comprises of 12 apartments with a communal garden, plenty of ad hoc off-road parking and a dedicated garage for each flat. The apartment is reached via stairs or lift access with the front door opening into a central hallway giving access to all accommodation.
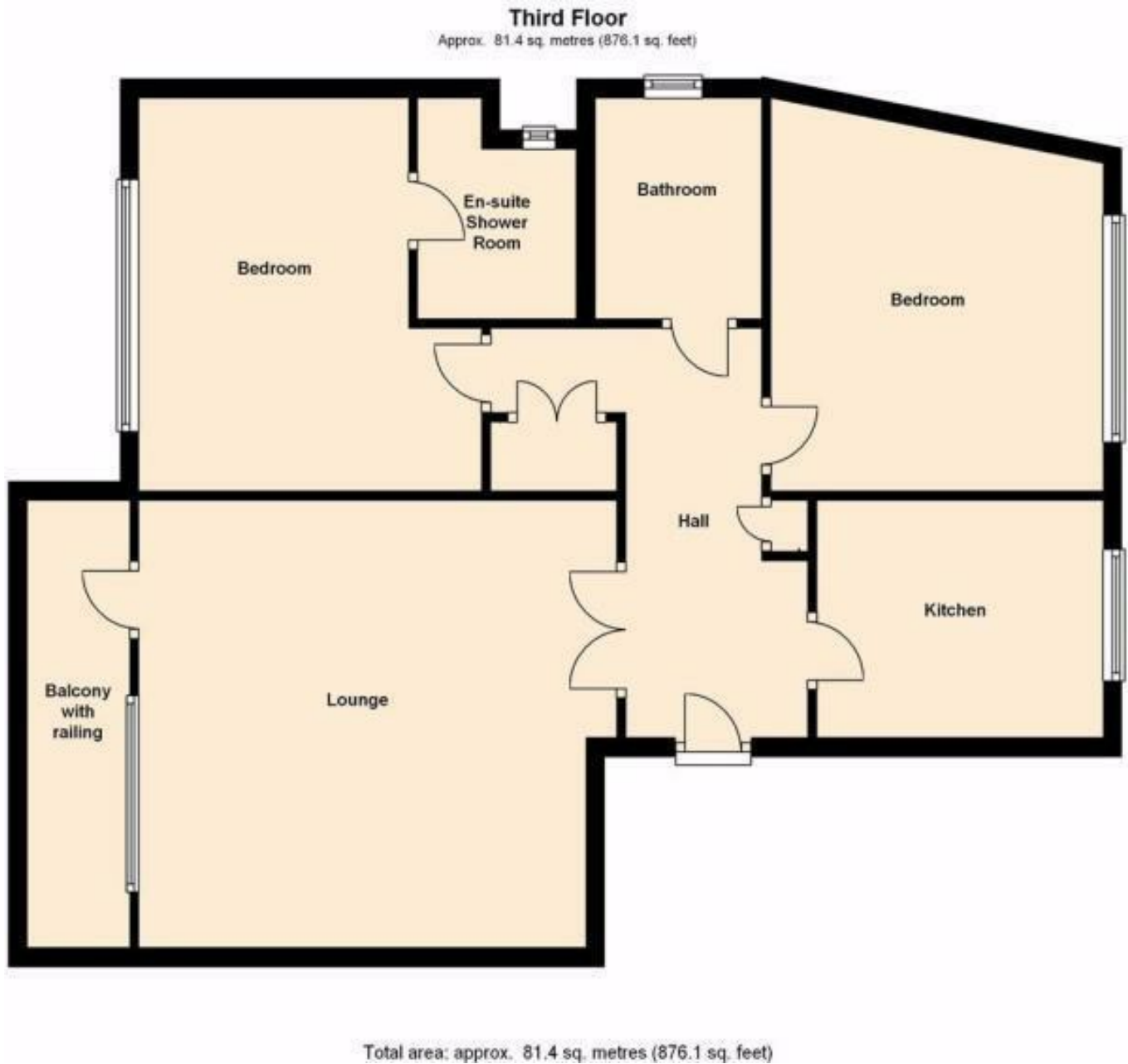
The living room is spacious and incorporates a dining area, light and airy with glazed access onto a good sized private balcony.

The kitchen is conveniently positioned immediately opposite to create a sociable semi-open plan feel to the space.

There are a further two double bedrooms, one of which is en-suite, both with fitted wardrobes. There is an additional guest w/c at the end of the hall. There are two large built in storage cupboards off the hall which completes the interior space of just under 900 sq ft.

Additional information:
Share of Freehold
Service Charges £3,095 per annum (2024)
Pets not permitted
Holiday letting not permitted

Third Floor

Approx. 81.4 sq. metres (876.1 sq. feet)

Bedroom

En-suite Shower Room

Bathroom

Bedroom

Hall

Kitchen

Balcony with railing

Lounge

Total area: approx. 81.4 sq. metres (876.1 sq. feet)

Key Drummond

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC