



## Hillcrest

385 Sandbanks Road, Evening Hill, Poole, Dorset, BH14 8HZ



LUXURY &  
PRESTIGE  
Exclusive Properties



## Can't wait to view in person?

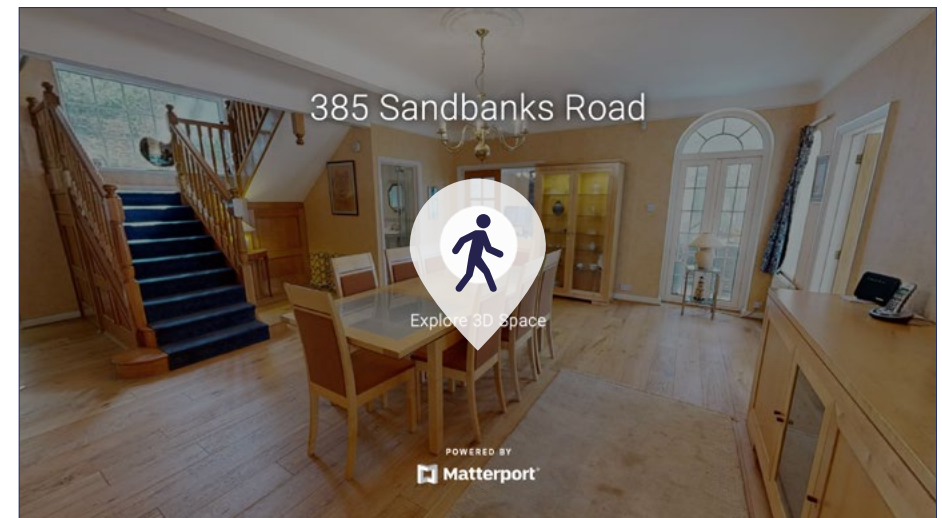
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**



























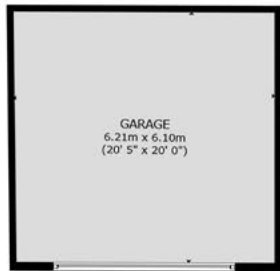








## Hillcrest, 385 Sandbanks Road, Evening Hill, Poole, BH14 8HZ



**GARAGE\***  
\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



**GROUND FLOOR**



**FIRST FLOOR**

GROSS INTERNAL AREA  
GROUND FLOOR: 1,726 sq. ft, 160 m2, FIRST FLOOR: 1,278 sq. ft, 119 m2  
**TOTAL: 3,004 sq. ft, 279 m2**  
EXCLUDED AREAS: DETACHED GARAGE: 405 sq. ft, 38 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Hillcrest is unique in the area; a one off property which has been long-admired thanks to its prominent position at the top of Evening Hill and its pretty facade. As one might imagine it benefits from beautiful views of Poole Harbour incorporating Brownsea Island and the Sandbanks Peninsula

The current built form extends to just under 2,750 square feet including the 6 metre detached garage and the accommodation is arranged over two floors. We understand the house was formerly a four bedroom design but it has been reconfigured to the current layout of three first floor bedrooms, each with en suite facilities. The downstairs includes a shower room meaning that one of the receptions could potentially be used as an occasional bedroom if needs be.

The house has been a much loved home for over 30 years but it is now offered with vacant possession and it is potentially ready for new owners to add their own stamp by remodelling and extending (subject to the necessary consents). No doubt it will make a spectacular home for the incoming owners and one which will be treasured in the same way.

- Unique detached home
- Enviale location
- Views across Poole Harbour
- Built form of 2,750 square feet
- Three / four bedrooms
- Large driveway
- Detached double garage
- Short walk to amenities and beaches
- Suitable for remodelling / refurbishment
- Fantastic opportunity

## Details

**Guide Price:** OIEO £2,000,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

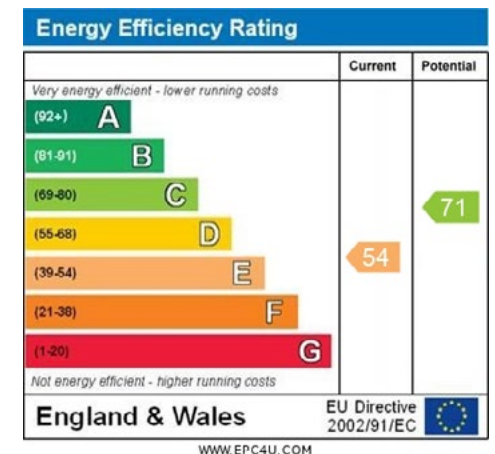
**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £151,250\*\*  
Additional Home £211,250\*\*  
\*\* based on guide price

**Council Tax:** Band G  
2024/2025 £3,579.59pa

## EPC:







# LUXURY & PRESTIGE

Exclusive Properties



**Steve Isaacs**  
**Director**  
07970 878106  
steve@luxuryandprestige.co.uk



**Harriet Towing**  
**Head of Sales**  
07809 908718  
harriet@luxuryandprestige.co.uk



**Thomas Powner**  
**Residential Sales**  
07437 491094  
tom@luxuryandprestige.co.uk



**Asia Roberston**  
**Social Media Manager**  
07484 719645  
asia@luxuryandprestige.co.uk



**Valentina Morana**  
**Marketing Assistant**  
01202 007373  
valentina@luxuryandprestige.co.uk



**David Chissell**  
**Director**  
07795 835647  
david@luxuryandprestige.co.uk



**Adrianna Ciereszko**  
**Photographer / Marketing Manager**  
01202 007373  
adrianna@luxuryandprestige.co.uk



**Ryan Horan**  
**Land & New Homes**  
07512 196688  
ryan@luxuryandprestige.co.uk



**Jo Bound**  
**Search Agent**  
01202 007373  
jbound@luxuryandprestige.co.uk

## Get In Touch

**In Person:** 28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

**By Phone:** 01202 007373

**By Email:** [info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)

**Online:** [www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

**Facebook:** [facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 0983



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.