

# Flat 3 Lucys Hill

Banks Road  
Sandbanks, Poole  
BH13 7QE



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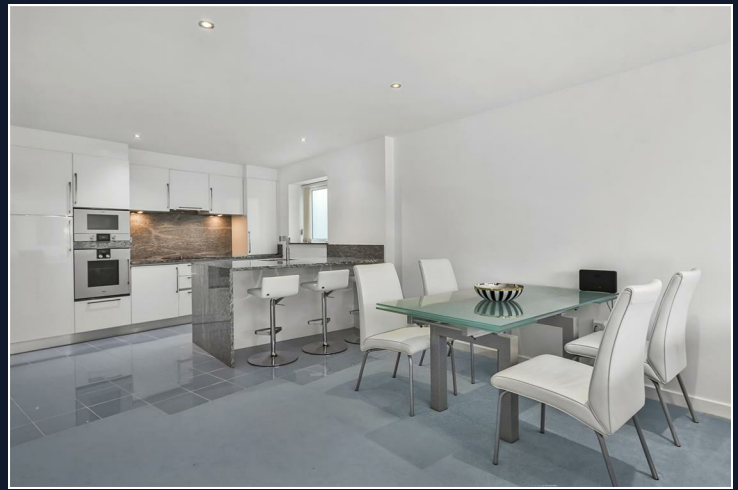
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*Offers in excess of £525,000*

Situated in an iconic small development on the famous Sandbanks Peninsula, this lovely and spacious two double bedroom apartment is situated to the rear and has far reaching harbour views.

## *Summary of Accommodation*

- Immaculate condition throughout
- First floor accommodation with lift/stair access
- Allocated and visitors parking with EV charging
- Premier Sandbanks location
- Two double bedrooms
- Share of Freehold
- Bespoke kitchen





Access is granted via a secure telephone entry system. Using the lift or leading up the rainbow-stained glass staircase you will reach the first floor which allows access to this exceptional home.

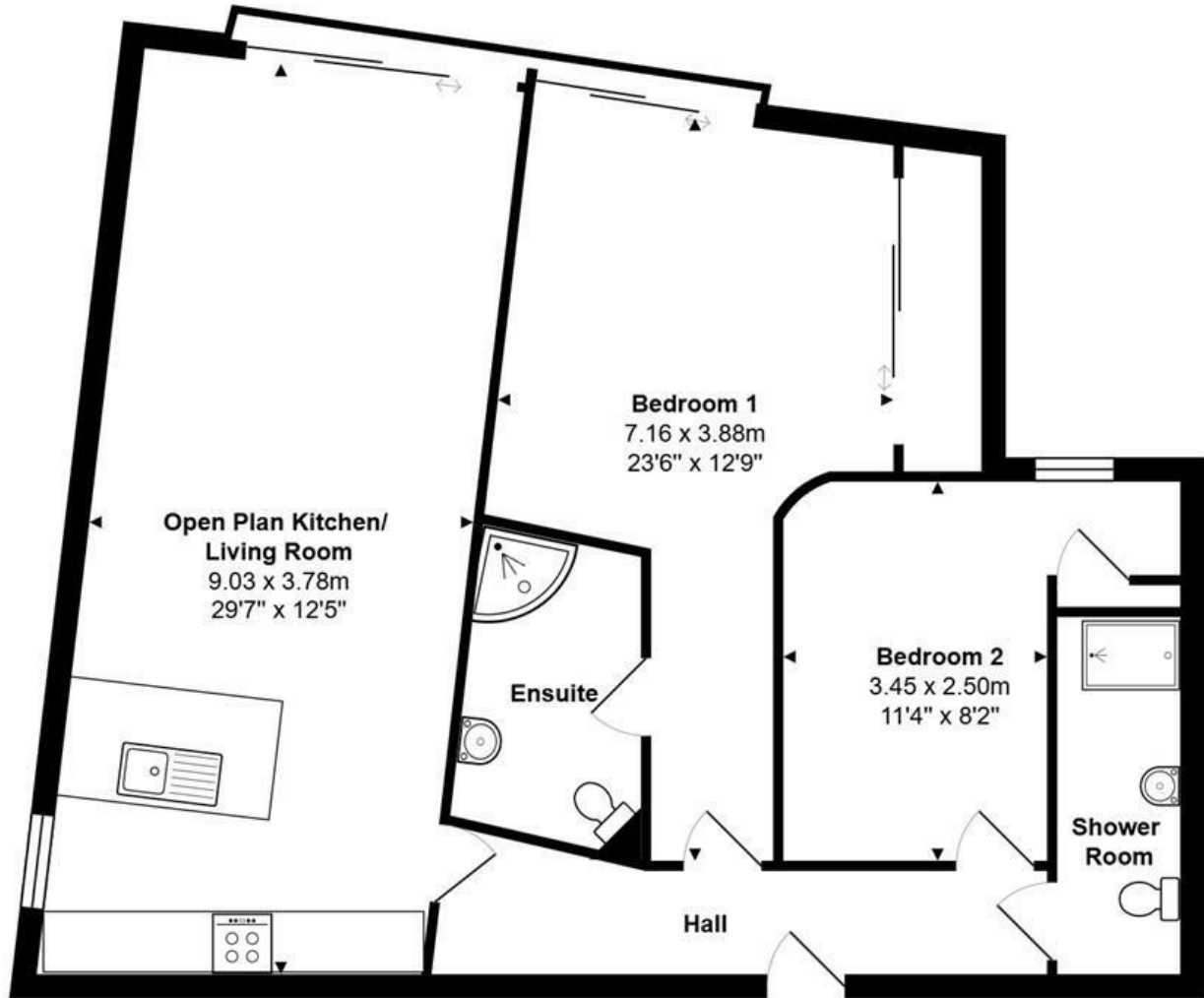
Ideal for a permanent home or lock up and leave the open plan kitchen/living space presents immaculately well. The kitchen which has recently been refurbished benefits from a range of floor to ceiling storage, superior appliances and natural stonework surfaces. The lounge area has plenty of space and can comfortably cater for friends and family. Wonderful harbour views are both on offer from the kitchen/living space.

The principle bedroom offers views towards the harbour and fitted wardrobes provide for plenty of storage. A well appointed en-suite shower room with walk in shower, basin, W/C and bespoke storage complete the principle bedroom.

Bedroom two is a light and bright double room ideal for guests. A built in wardrobe offers ample storage. A family bathroom with large walk in shower offers convenient facilities adjacent to bedroom two.

There is an allocated parking space with electric charging available and a secure gated entrance to the block making it ideal to lock-up-and-leave with confidence.

The location is perfect for relaxing holidays or full time living at any time of year being within easy walking distance of several local cafes and Rick Steins restaurant, the Blue Flag sandy beach at Sandbanks and the harbour with it's opportunities for sailing, windsurfing and paddle boarding.



Total Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

Flat 3 Lucys Hill

LOCATION

BH13 7QE

TOTAL FLOOR AREA

883.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3566

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*