

**Flat 12 Witley**  
387 Sandbanks Road  
Poole, Dorset  
BH14 8HR





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BH14 8HR

*Guide price £1,165,000*

A stunning three bedroom, two bathroom first floor open plan apartment with panoramic views across Poole Harbour, Brownsea Island and the famous Sandbanks peninsula. This highly desirable apartment benefits from a south facing balcony and private garage.

Situated on Sandbanks Road, a wide range of local amenities are on offer within walking distance of the development. Sandbanks famous Blue Flag beaches are also on the door step.

## *Summary of Accommodation*

Lift access

Share of Freehold

Generous south facing aspect with private balcony

Over 1500 Sq Ft of contemporary accommodation

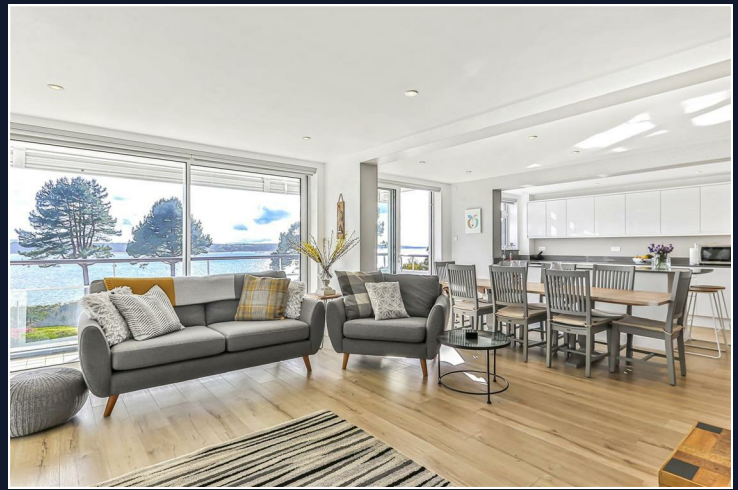
Three bedrooms and two bathrooms

Garage with additional lockable storage

Opposite the picturesque Evening Hill viewpoint

Exquisite first floor apartment with panoramic harbour views

Walking distance to the famous Sandbanks beaches and a wide range of local amenities







This premier positioning would make the apartment ideal either for those seeking to downsize to an incredibly spacious waterfront apartment, or even those desiring a spectacular second home with far reaching views of the famous Poole harbour and beyond.

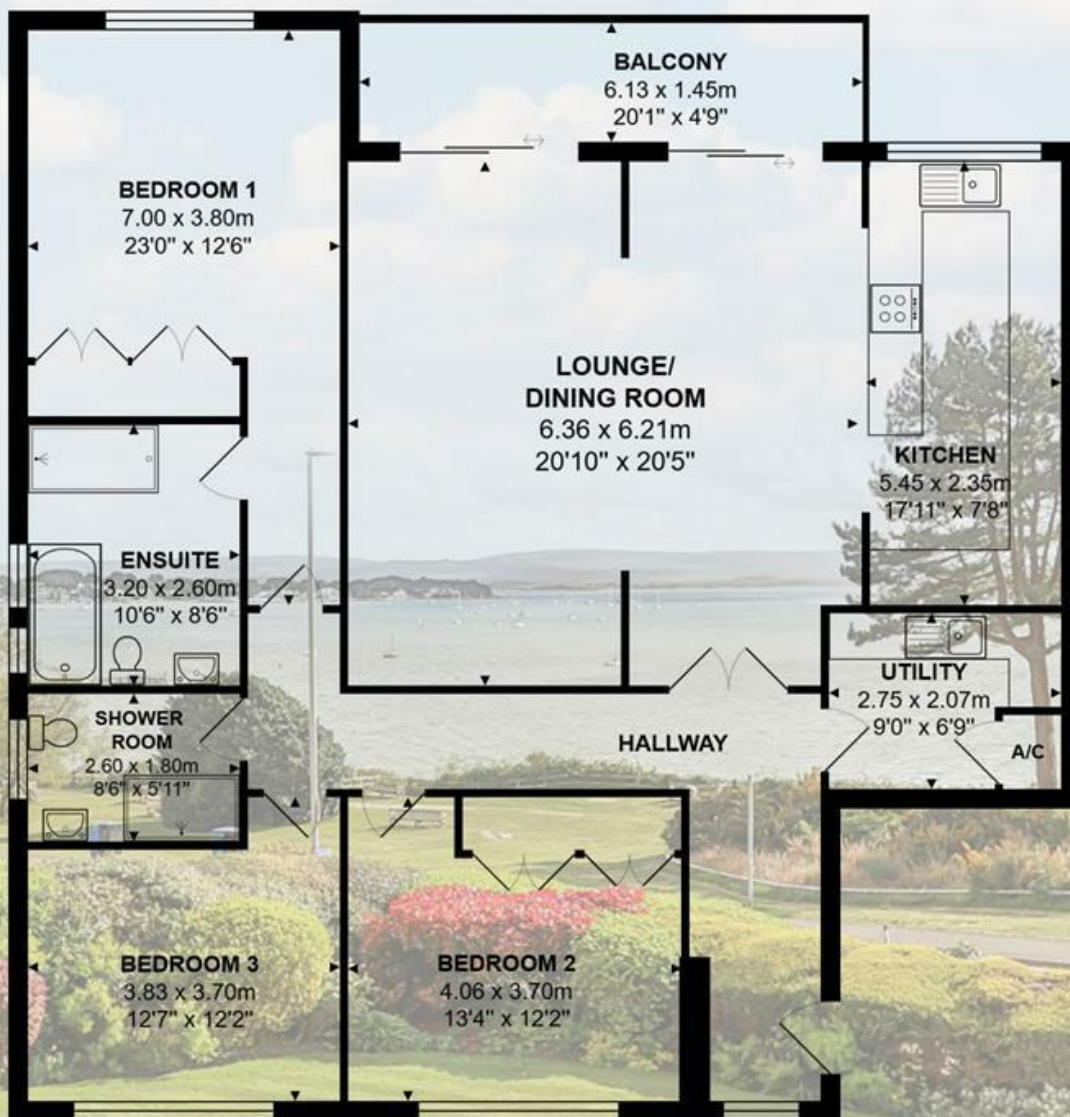
With lift access onto the first floor, accessibility is a breeze. Entering into the apartment you are greeted with plenty of light and struck with simply stunning views.

In its current configuration, the apartment boasts three generous bedrooms, complete with plantation shutters, two bathrooms and a simply wonderful open plan lounge / diner. The kitchen is finished with high end quartz counter tops, a range of integral white goods and plenty of storage. An added benefit comes in the form of a separate utility room allowing for more useful storage space.

Outside the development offers visitor parking, residents benefit from private garages and secure storage along with a bike store. Furthermore, the extremely well-maintained grounds are a real asset to the development.

Apartments of this magnitude rarely come to market so do act quick to avoid disappoint.





Total Area: 140.0 m<sup>2</sup> ... 1507 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

Flat 12 Witley

LOCATION

BH14 8HR

TOTAL FLOOR AREA

1507.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

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

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Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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