



## *1 Honeywood House*

28 - 30 Alington Road, Evening Hill, Poole, Dorset, BH14 8LZ

£675,000



EST. 1977

**KEY DRUMMOND**

ESTATE AGENTS







# 1 Honeywood House

28 - 30 Alington Road, Evening Hill, Poole, Dorset, BH14 8LZ

A SPACIOUS THREE DOUBLE BEDROOM PROPERTY located a short walk from EVENING HILL & SANDBANKS BEACHES. This well presented GROUND FLOOR APARTMENT benefits from a GARAGE and SUN ROOM.

**\*\*NO FORWARD CHAIN\*\***

- Raised Ground Floor
- Single Garage
- Spacious Apartment
- Three Double Bedrooms
- Master with En Suite
- Sun Room
- Desirable Location
- Share of Freehold

Local Authority , Tax Band F, Tenure: Share of Freehold





## Property Comprises

This spacious three bedroom apartment enjoys an enviable location just a short walk to Poole Harbour. Offered with vacant possession and no forward chain this lovely opportunity would be an ideal downsize or second home by the sea.

Honeywood House is a character block in a great location on Evening Hill. A cut through footpath offers direct access to Poole Harbour; perfect for those who like water sports or simply for enjoying sunset walks around the bay.

The block is approached by an in-and-out driveway offering plenty of visitor parking. There is a secure front entrance into a communal lobby, a lift provides access to all floors including the garage level beneath.

Tenure: Shared Freehold

Maintenance: £2,300 pa to include sinking fund, water charges, building insurance, window cleaning, gardening, maintenance & cleaning of communal areas.

This apartment is on the ground floor which is elevated at the rear over the integral garages for a lovely aspect over the landscaped communal gardens.

On entering the property a spacious central hallway leads to all accommodation. To the front of the home are two double bedrooms either of which could be flexibly used as home office.

The kitchen is at the end of the hall and is fully fitted with integral appliances and underfloor heating. A large hatch connects to the open plan living/dining space which is light and bright with double aspect glazing. A charming enclosed balcony offers a perfect place to relax enjoying lovely garden views.

The principal bedroom is very generous in size and has a well appointed ensuite bathroom. A further family bathroom completes the internal accommodation.

The apartment further benefits from an integral garage with electric up-and-over door and allocated parking space.

TENURE: SHARE OF FREEHOLD

SERVICE CHARGE : CIRCA £3,000pa

## Evening Hill











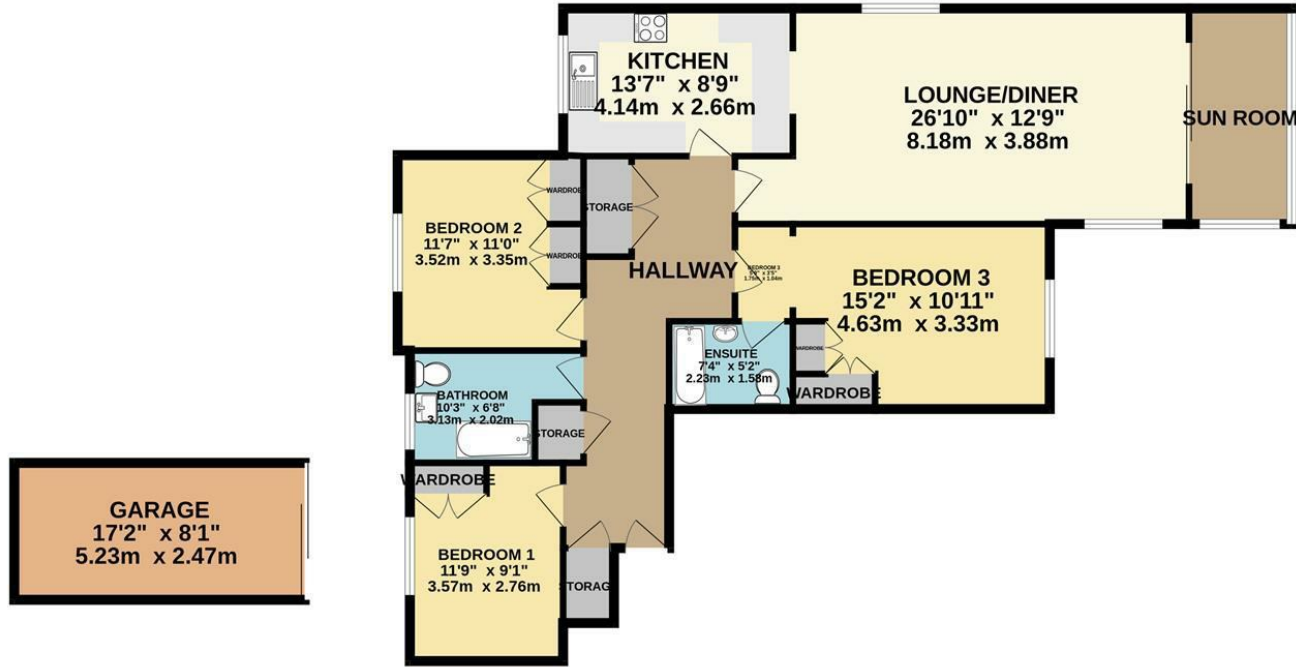
The property is located in Alington Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants 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.



GROUND FLOOR  
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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