

PS

Flat 2, Utopia, 33 Banks Road, Sandbanks, Poole, BH13 7PW

£900,000



Positioned on the first floor and just over 1,100 sq/ft, this well-proportioned accommodation has been the much-loved home, owned by the present family for in excess of 40 years.

The main living space sits centrally to the accommodation and offers a large bay window, absorbing the most breathtaking views across the harbour from sunrise to sunset. A generous dining room is located next to the main living space with another door leading to a fully fitted kitchen. The hallway, with ample storage, leads to the three double bedrooms serviced by a modern family bathroom. At the rear of the property, there is a communal patio area, for the sole use of the residents, with a gate allowing you to step directly onto the award-winning Sandbanks Beach. Whether you enjoy taking part in or just watching all water sports activities and spectacular sunsets, this is an ideal retreat.

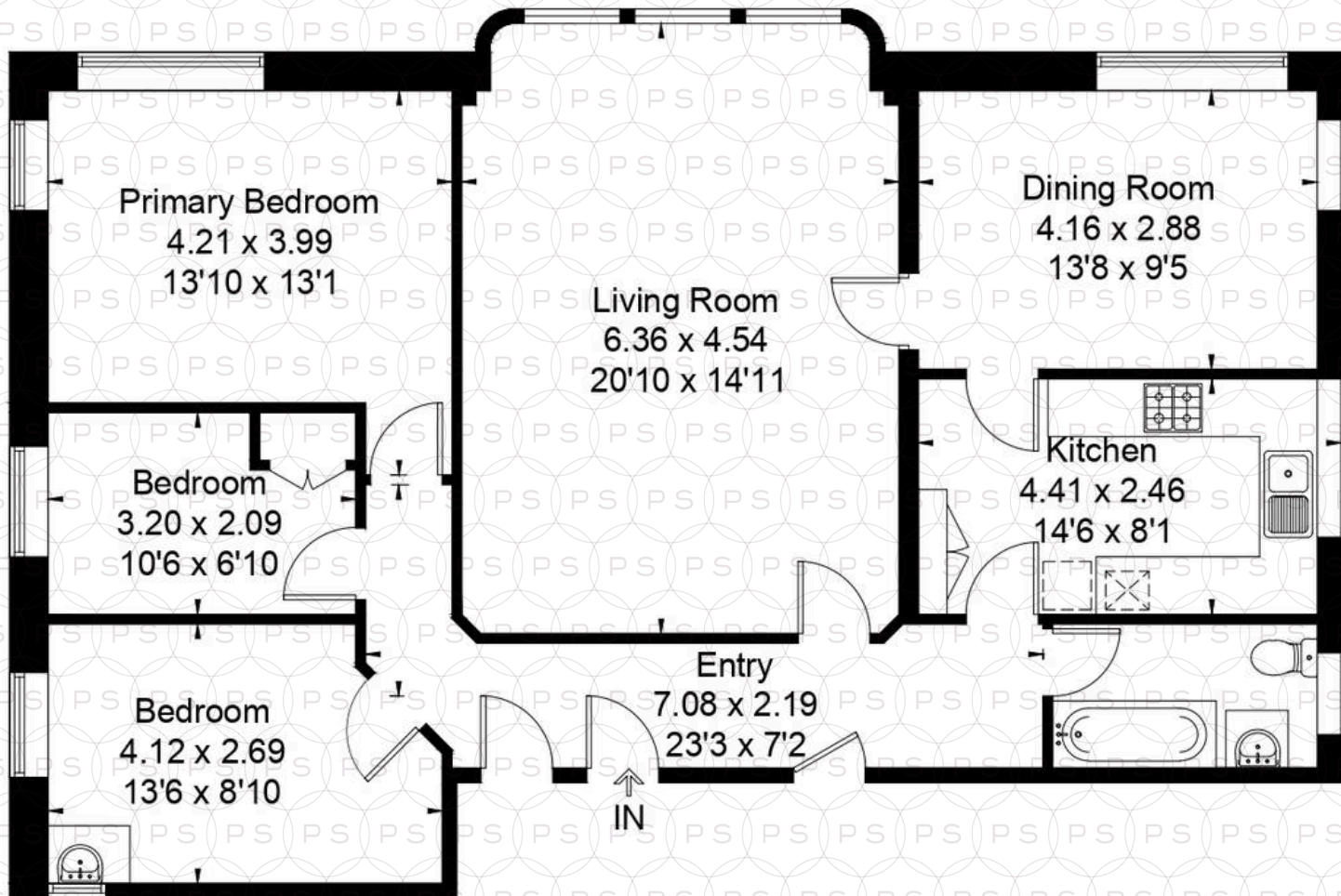
Pets are allowed under licence and holiday lets are allowed in excess of a week.

Location

Utopia is located on the desirable Sandbanks Peninsula, known for being one of the UK's most exclusive places to live. Situated within a short distance of Canford Cliffs Village and Lilliput shops, the peninsula offers sandy beaches with stunning and picturesque views, which this apartment enjoys in abundance. Surrounded by golden sands and sheltered waters, this location is perfect for either learning a variety of water sports or simply enjoying a day on the beach in the sun. The Sandbanks Chain Ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside. For eating out, nearby is the wonderful Rick Stein's restaurant and across the chain ferry is also the delightful The Pig On the Beach and Shell Bay fish restaurant. Sandbanks is also the home to the Royal Motor Yacht Club and Sandbanks Yacht Club. Poole and Bournemouth town centres are a short distance away, with mainline train links to London Waterloo in approximately 2 hours.



Approximate Floor Area = 103.0 sq m / 1107 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #75848



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.