





HOUSE & SON

11 Hive Gardens, 69 Chaddesley Glen, Poole, BH13 7PD

Price: £450,000

2 Bedrooms | 1 Bathroom | Private Garage | South-Facing Terrace | Harbour Views

Offered for sale with House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

We are delighted to present this well-appointed purpose-built apartment, located within a private and secure gated development just 50 metres from the edge of Poole Harbour and only 500 metres from the award-winning beaches of Sandbanks. This rare opportunity lies in one of Dorset's most prestigious coastal locations.

The accommodation comprises a private entrance into a welcoming hallway, a modern fitted kitchen with integrated appliances, and a spacious living/dining room with patio doors opening onto a private south-facing terrace-perfect for relaxing or entertaining while enjoying panoramic views of Poole Harbour.

The master bedroom benefits from built-in floor-to-ceiling wardrobes and direct access to the terrace. A second bedroom and a modern bathroom complete the interior layout. The property further features gas central heating, UPVC double glazing, and a gas-fired combination boiler.

Externally, Hive Gardens offers well-maintained communal grounds, secure off-road parking, and a private garage. The development is professionally managed by Hive Gardens (Sandbanks) Limited, ensuring continued upkeep and peace of mind for residents.



Location Highlights

50m to Poole Harbour

500m to Sandbanks Beach

1km to Canford Cliffs Village – home to a variety of bistros and restaurants

Close proximity to Rick Stein's renowned seafood restaurant and boutique bars in Sandbanks

Excellent travel links with direct train services from Poole to London Waterloo (approx. 2 hours) and Southampton Airport

This desirable apartment offers a rare combination of comfort, privacy, and convenience in one of the South Coast's most iconic settings.

Contact House & Son today to arrange your viewing or for further information.

ENTRANCE HALL

12' 5" x 2' 10" (3.78m x 0.86m)

KITCHEN

7' 10" x 5' 10" (2.39m x 1.78m)

LOUNGE

19' 4" x 11' 2" (5.89m x 3.4m)

BEDROOM ONE

15' 2 into door recess" x 9' 3 max" (4.62m x 2.82m)

BEDROOM TWO

10' 8" x 8' 3" (3.25m x 2.51m)



SOUTH-FACING SUN TERRACE

GARAGE

GATED COMMUNAL PARKING

TENURE

Leasehold - 999 years from 10th September 1958.

Service Charges - £850 PA

Ground Rent - 'zero'





DISCLAIMER

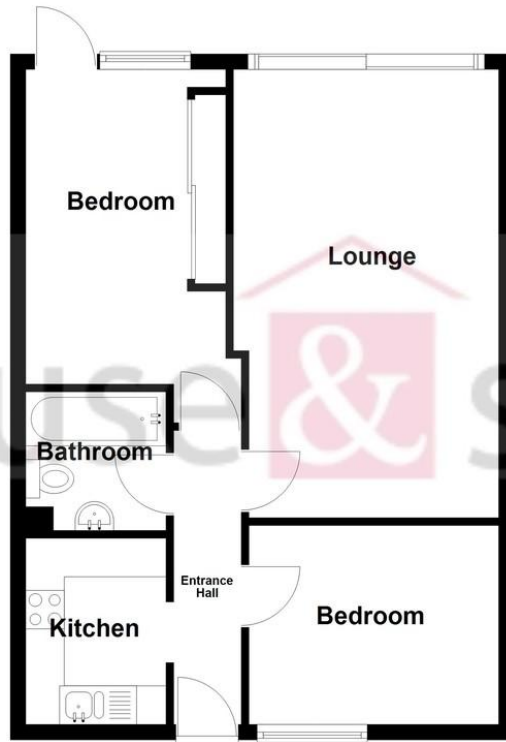
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Total area: approx. 53.0 sq. metres (570.3 sq. feet)

English | [Cymraeg](#)

Energy performance certificate (EPC)

11 Hive Gardens 89 Chaddesley Glen POOLE BH13 7PD	Energy rating C	Valid until:	6 April 2035
		Certificate number:	6035-5824-2400-0553-8206
Property type		Ground-floor maisonette	
Total floor area		53 square metres	