

Luxury+Prestige

APARTMENT 5 HARBOUR WATCH

391 SANDBANKS ROAD, EVENING HILL, POOLE, BH14 8JB





















TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

Floorplan

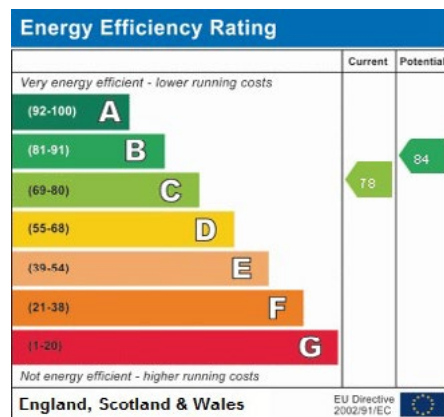
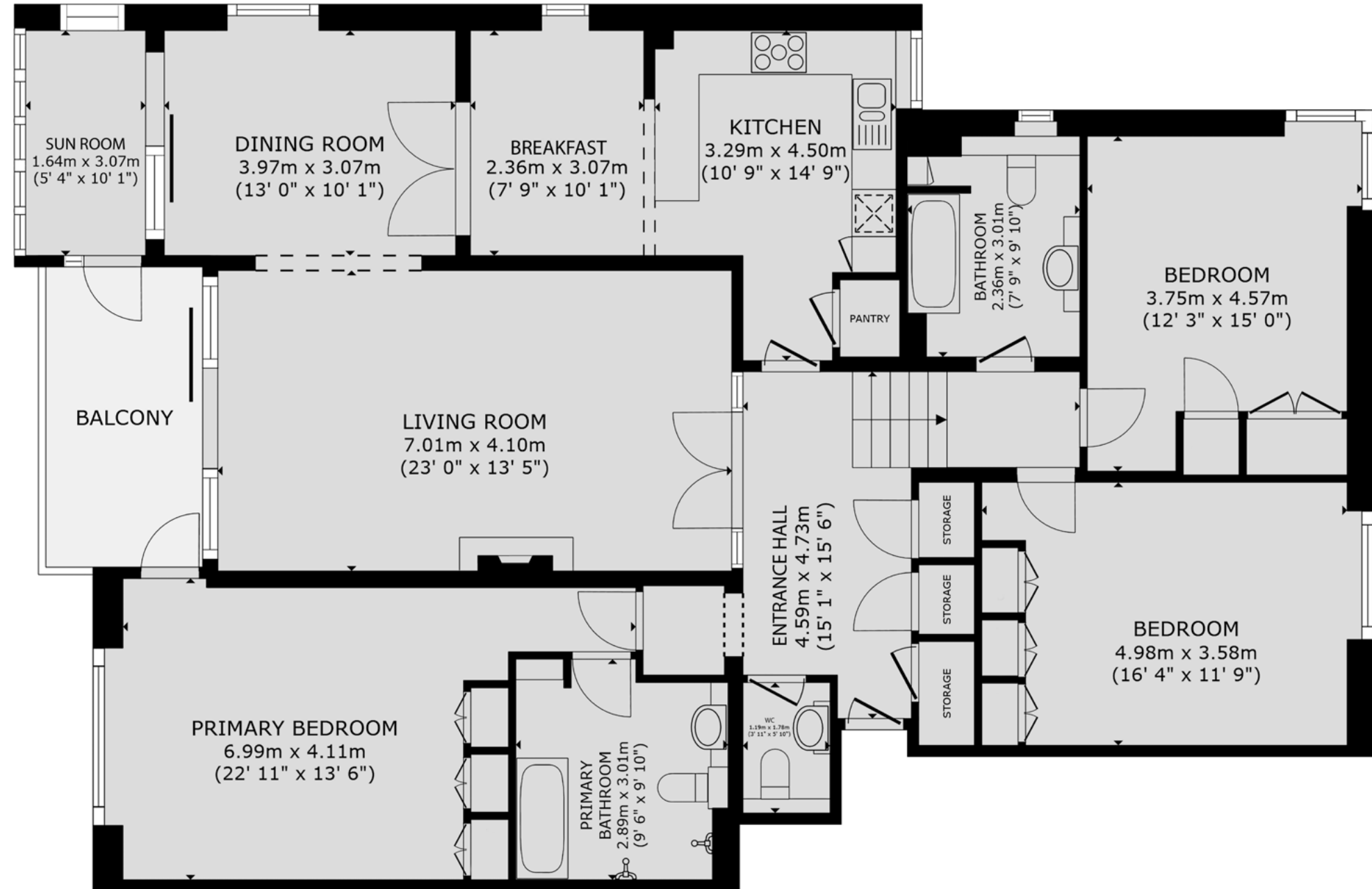
Apartment 5 Harbour Watch, 391 Sandbanks Road,
Evening Hill, Poole, BH14 8JB

GROSS INTERNAL AREA

Apartment: 1,833 sq. ft / 170 m²

Balcony: 94 sq. ft / 9 m²

Sizes and dimensions are approximate, actual may vary.



Address:
Apartment 5 Harbour Watch

Summary

Harbour Watch is a prominent and prestigious apartment development positioned directly opposite the famous Evening Hill viewpoint.

The panoramic harbour views from this location are widely regarded as some of the finest in the area and, in our opinion, this apartment enjoys one of the very best vantage points within the building itself. Occupying a desirable end position, the apartment benefits from additional windows which not only allow natural light to flood the interior, but also maximise the stunning harbour outlook from multiple aspects. Renowned for their generous proportions, the apartments within Harbour Watch are highly sought after and, extending to over 1,800 square feet, this impressive residence is no exception. The accommodation comprises three double bedrooms, two bathrooms, three reception areas, an enclosed sun room and a private sun balcony perfectly positioned to enjoy the breathtaking views. The principal bedroom enjoys a wonderful harbour aspect alongside en suite facilities, while the guest bedrooms are thoughtfully arranged within a separate split-level wing, creating an excellent sense of privacy. The kitchen/diner provides an ideal informal dining space and the exceptional room sizes throughout make the apartment perfectly suited to affluent downsizers or those seeking a luxurious second home by the coast. Further benefits include a private lock-up garage, additional casual visitor parking, beautifully maintained communal areas and lift access to all floors. The property is also offered with no forward chain.

Details

Guide Price:	£1,195,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	199 years from 25/03/1981
Maintenance:	£6,722 per annum* *(Includes a significant Reserve Fund Contribution and Water Rates. The Residents Management Company benefits from substantial Reserve Funds.)
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Local Authority:	BCP Council
Council Tax:	Band G 2026/2027 £3,999.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Renowned block**
- + **Exceptional harbour views**
- + **Circa 1,830 square feet**
- + **Three bedrooms, two bathrooms**
- + **Three receptions**
- + **Open & enclosed balconies**
- + **Informal & formal dining**
- + **Lift to all floors**
- + **Surface lock up garage**
- + **No forward chain**

Our team



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