

Harbour Watch
391 Sandbanks Road,
Poole, BH14 8JB



A spacious and immaculately presented three double bedroom first floor apartment, occupying a magnificent position on Evening Hill with beautiful panoramic views across Poole harbour and the Purbeck hills beyond.

£830,000 - Share of Freehold







Situation and Description

Evening Hill is an exclusive enclave, situated between Lilliput and the world famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns Marina, makes Evening Hill a great place to live. Located within the area are a variety of properties from multi million pound homes to garden apartments, many of which benefit from harbour and sea views. Evening Hill viewpoint is considered by many to afford the best views of Poole Harbour and Brownsea Island available anywhere.

An immaculately presented three double bedroom first floor apartment which forms part of this desirable development, occupying an outstanding position on Evening Hill with beautiful panoramic views across Poole harbour, Brownsea Island and the Purbeck hills beyond. In recent years the apartment has been tastefully modernised throughout to a high standard, offering light and spacious accommodation extending to approximately 1,785 sq ft. The apartment is located on the first floor and accessed via an attractive communal lobby with lift service.

On entering the apartment, you are greeted by a large reception lobby with a video entry phone system and ample built-in storage cupboards, plus an adjoining guest cloakroom. An impressive open plan arrangement opens to a spacious lounge, with immediate harbour views opening onto a south west facing balcony. The adjoining dining room enjoys a full height picture window, taking full advantage of the stunning panoramic harbour views. Double doors lead to a sizeable kitchen/breakfast room offering a comprehensive range of modern units, complete with granite work surfaces and incorporating a sociable breakfast bar. The integrated appliances include; Neff combi oven, Neff oven, Neff fridge and freezer, Miele dishwasher, Miele washer dryer, Neff induction hob and over hood extractor. The main front bedroom, also with views and direct access to the balcony, benefits from an en-suite shower room, with a Hafro multi jet power shower. Two further double bedrooms are served by the principal bathroom with a contemporary suite.

The private south west facing balcony has a glass balustrade with chrome rail and breath-taking views beyond.

Harbour Watch is set within beautifully established and well maintained communal grounds, which incorporates guest parking. The apartment is also conveyed with a good sized garage (B) located beside the rear entrance.

Additional Information:

Council Tax G £2,798

Built 1984

No pets allowed

No holiday lets

Residential lets permitted

Maintenance charge - £1,132.25 per quarter

Years on Lease: 165

- Stunning panoramic harbour views
- Approximately 1,785 sq ft
- Recently modernised throughout
- Reception lobby and guest cloakroom
- Two large reception rooms
- Quality kitchen breakfast room
- Three double bedrooms
- Luxury en-suite shower and bathroom
- Communal lift service
- Private garage and guest parking
- Share of Freehold
- Viewing highly recommended

FIRST FLOOR

APPROX. 165.9 SQ. METRES (1785.5 SQ. FEET)



TOTAL AREA: APPROX. 165.9 SQ. METRES (1785.5 SQ. FEET)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(84-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
England & Wales	EU Directive 2002/91/EC	

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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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