



Apartment 13

Sandbanks Road | | Poole | BH14 8JB

Offers In The Region Of £1,000,000



**Q SALES &
LETTINGS**

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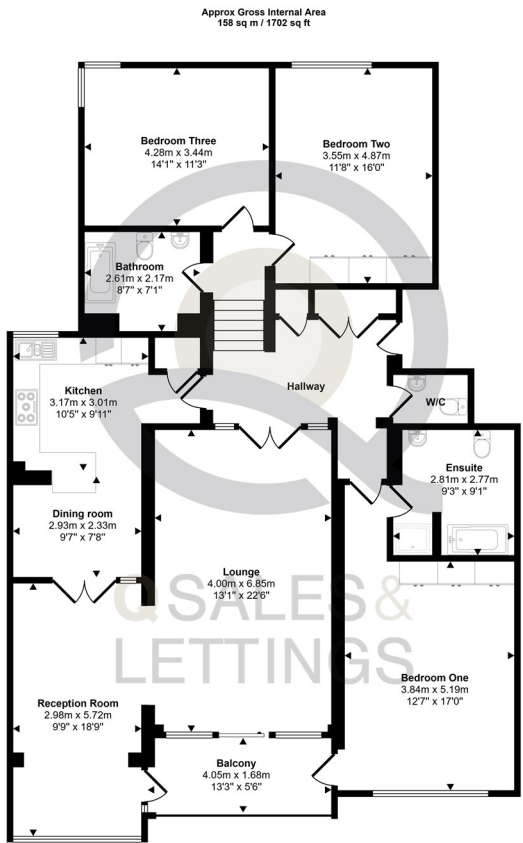
Offers In The Region Of £1,000,000

The first thing you notice is the view. The second is just how much apartment sits behind it.

Looking across Poole Harbour towards Brownsea Island, this substantial first-floor apartment at Harbour Watch offers approximately 1,702 sq ft, three genuine double bedrooms, an open balcony, an enclosed balcony, private garage and allocated parking.

The spacious lounge opens onto the main balcony, where the harbour is very much part of the everyday setting. The views change with the light and weather, and it is easy to see why the outlook is one of the apartment's defining features.

- Three genuine double bedrooms, including a principal bedroom with its own sea view
- Approximately 1,702 sq ft of accommodation, giving the apartment a genuinely spacious feel
- Separate dining area with sea view and access to the enclosed balcony
- Private garage and allocated parking, providing valuable everyday practicality
- Three distinct outlooks, including sea views from the principal bedroom and dining room
- Spacious lounge opening onto the main balcony, with Poole Harbour as the backdrop
- Two very different balconies — an open balcony plus a useful enclosed space for year-round enjoyment
- Elevated Evening Hill position, close to Sandbanks, Canford Cliffs and the beaches



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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