



£1,300,000

2 Daytona 5a Alington Road, Poole, Evening Hill, Dorset, BH14 8LX


EST. 1977
KEYDRUMMOND
ESTATE AGENTS



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An immaculately presented duplex apartment situated in one of the areas most sought after locations. The property boasts harbour views, four bedrooms, open plan living and a separate office/games room.

- GROUND FLOOR DUPLEX APARTMENT
- FOUR BEDROOMS
- OPEN PLAN LIVING
- RECENTLY RENOVATED TO A HIGH STANDARD
- GARAGE & TWO PARKING SPACES
- LARGE PRIVATE GARDEN
- SEPARATE GAMES ROOM/OFFICE
- HARBOUR VIEWS

Local Authority , Tax Band , Tenure: Share of Freehold



Evening Hill

The property is located in Alington Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Property Comprises

A substantial ground floor duplex apartment arranged over two floors, set in a highly regarded position on Alington Road, Evening Hill.

The accommodation on the ground floor includes a large







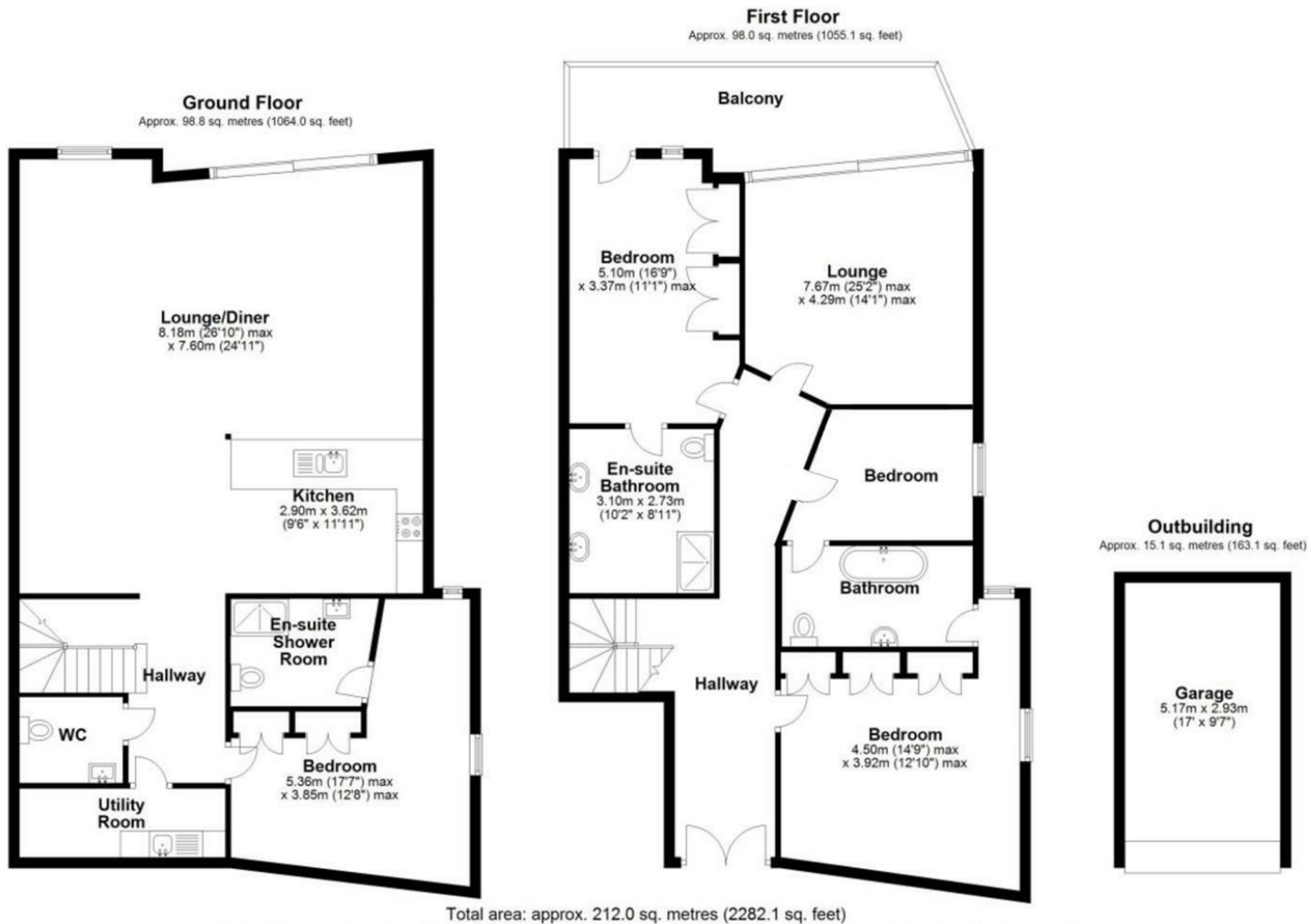
open-plan lounge/diner with kitchen, providing excellent living and entertaining space. Also on this level is a double bedroom with en-suite shower room, alongside a separate WC and utility room.

The first floor offers three further bedrooms, including a principal bedroom with en-suite bathroom, a family bathroom, and a spacious lounge with access to a balcony enjoying sea views. Externally, the property benefits from a large private garden, off-road parking and a separate garage. In addition, there is a detached games room / home office, complete with a kitchenette and offering flexible use as a workspace or hobby room.

Situated close to Poole Harbour, Parkstone Golf Club, beaches and local amenities, with good access to Poole, Bournemouth and transport links.



A versatile and well-located home offering generous accommodation and multiple uses.



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.

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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	

