

Apt 13, Harbour Watch, 391 Sandbanks Road

Offers in Region of **£1,000,000**



Apartment 13

Harbour Watch, Poole

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 in Sandbanks
Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No forward chain, making the buying process more straightforward
- Three genuine double bedrooms, including a principal bedroom with its own sea view
- Private garage and allocated parking, providing valuable everyday practicality
- Two very different balconies — an open balcony plus a useful enclosed space for year-round enjoyment
- Share of freehold with approximately 156 years remaining and no ground rent
- Spacious lounge opening onto the main balcony, with Poole Harbour as the backdrop
- Separate dining area with sea view and access to the enclosed balcony
- Elevated Evening Hill position, close to Sandbanks, Canford Cliffs and the beaches
- Three distinct outlooks, including sea views from the principal bedroom and dining room
- Approximately 1,702 sq ft of accommodation, giving the apartment a genuinely spacious feel



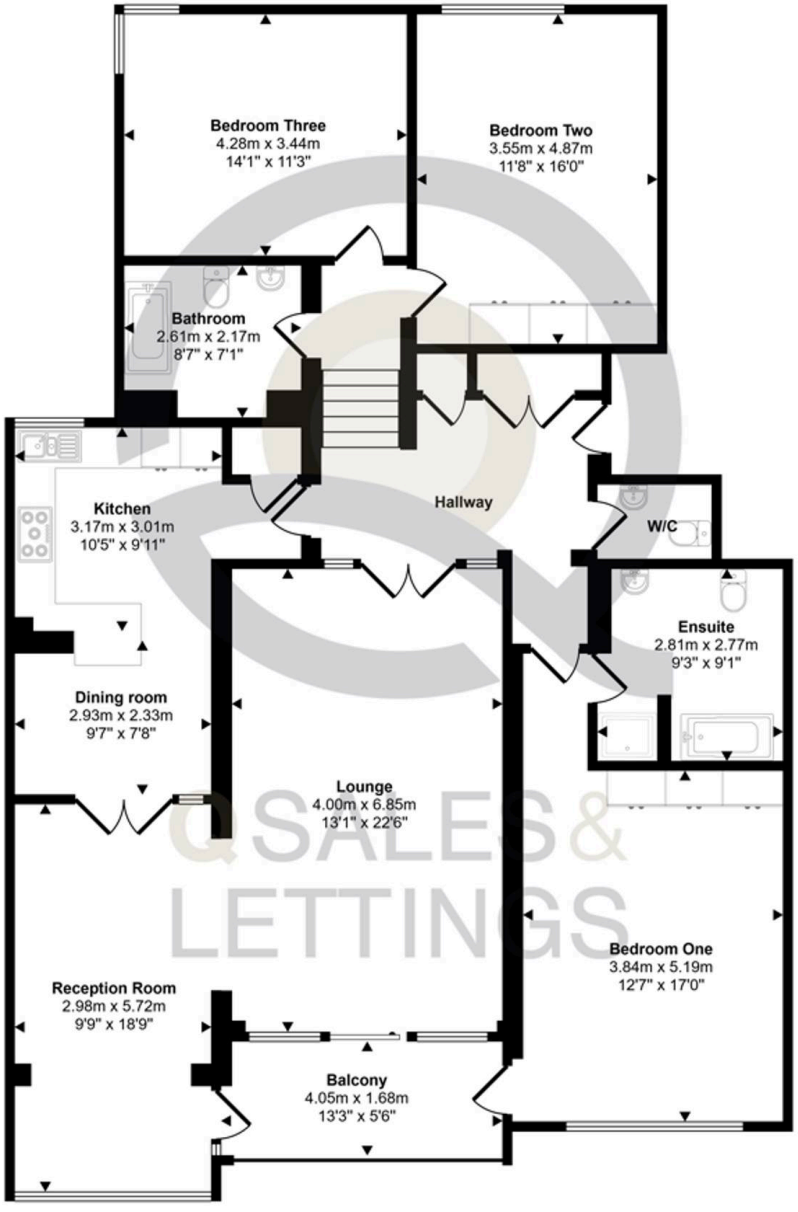




GARAGE

Single Garage

Approx Gross Internal Area
158 sq m / 1702 sq ft



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.