



PS

Flat 6, Honeywood House 28-30 Alington Road, Evening Hill, Poole - BH14 8LZ

Offers in Region of £600,000



Flat 6 Honeywood House

Accessed via a secure communal entrance, with a lift or stairs to all floors. Positioned on the first floor, the apartment opens into a generous entrance hall, with excellent built-in storage.

- Approximately 200 metres to Poole Harbour
- Close to marinas, beaches and coastal walks
- Perfect as a main or second home
- Three double bedrooms and two bathrooms
- Light filled lounge and dining room with dual aspect
- South facing enclosed sunroom
- Recently refurbished throughout
- Private garage with electric door plus allocated parking
- Secure entry system with lift access
- Share of Freehold
- Approx 1473 sq ft
- EPC - Band B
- Council Tax Band G - £3758.23
- **Maintenance: Service charge - £2594.36 Plus a payment to a sinking fund** Reserve



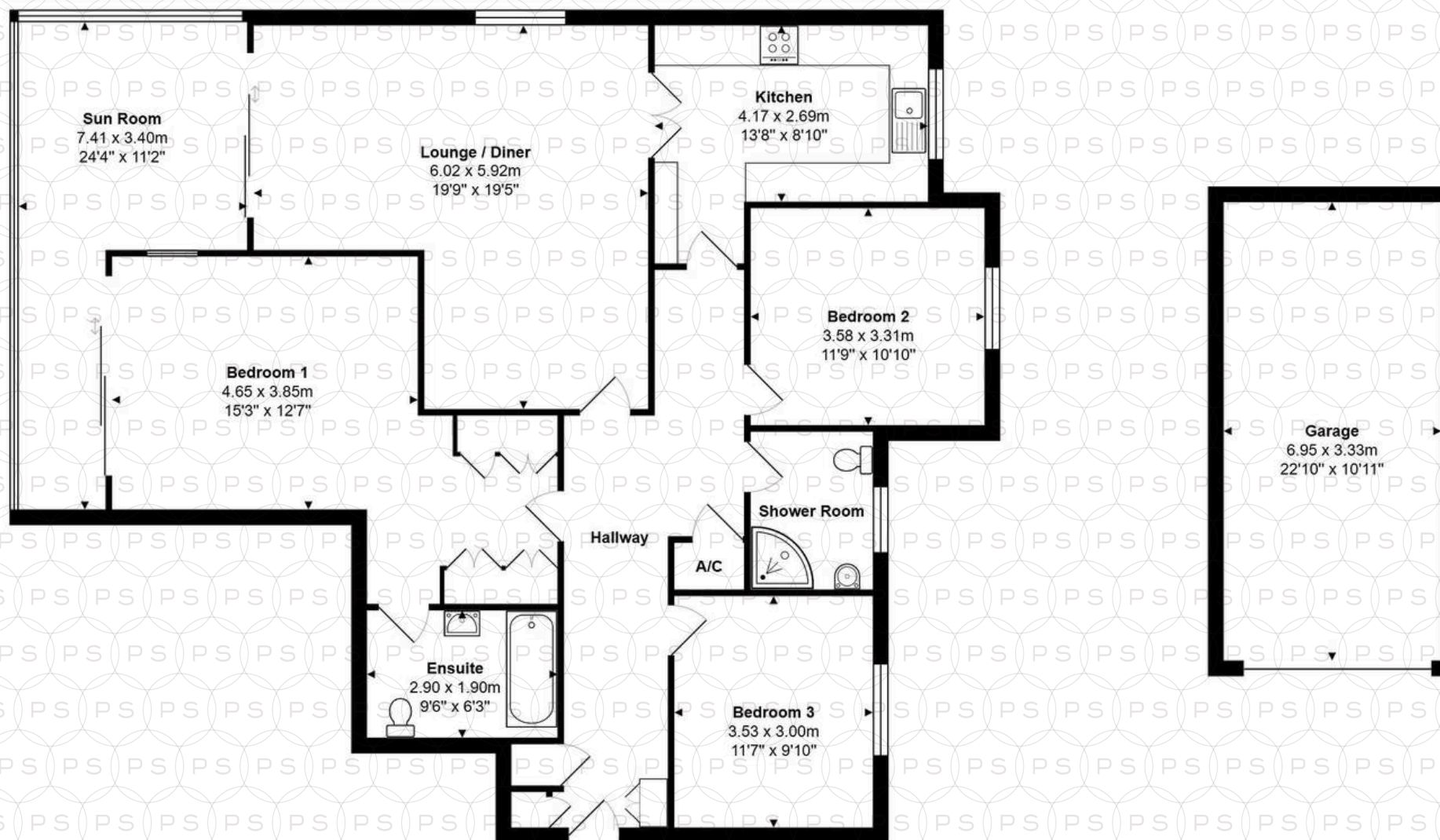
The main living space is a bright and well proportioned lounge and dining room, benefitting from a dual aspect and opening seamlessly into a south facing sunroom. This additional space enhances the sense of light and provides a relaxed setting for year round enjoyment. A separate fitted kitchen, providing a range of floor and wall units, integrated appliances and practical layout suited to modern living.

The principal bedroom benefits from partial harbour views, fitted wardrobes and a contemporary en suite bathroom. Two further double bedrooms are served by a generous family bathroom with walk in shower. The apartment has been fully redecorated with new carpets and windows, delivering a deceptively spacious, modern interior ready to move straight into.

Location

Honeywood House is in a prime coastal location nestled between Canford Cliffs, Lilliput, and Evening Hill, just moments from the shoreline of Poole Harbour. The area offers excellent transport links, with nearby Parkstone Station providing direct routes to London. Beautiful sandy beaches such as Sandbanks and Canford Cliffs are within easy reach, perfect for watersports, coastal walks, and relaxation. The area is also ideal for boating enthusiasts, with marinas including Parkstone Bay and Salterns Marina close by.





Total Area: 136.8 m² ... 1473 ft²

All measurements are approximate and for display purposes only



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.