



Flat 2, Witley,
387 Sandbanks Road,
Evening Hill, Poole,
BH14 8HR

LARGE 3 DOUBLE BEDROOM GROUND FLOOR FLAT WITH
TERRACE, GARAGE AND VIEWS OF POOLE HARBOUR
FOR SALE £900,000

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& HALL**

Although in need of some updating, this large 3 bedroom apartment boasts its own terrace and views of Poole Harbour and Brownsea Island from all the main rooms.



- ◆ Large 3 double bedroom ground floor flat.
- ◆ Well looked after. Dedicated storage area.
- ◆ Own terrace, with views of Poole Harbour from all main rooms.
- ◆ 2 bathrooms including en suite shower room.
- ◆ Separate kitchen, lounge/dining room.
- ◆ Beautiful landscaped gardens.
- ◆ Garage, additional residents and visitors parking.
- ◆ Holiday letting and pets are not permitted.
- ◆ Held on a long leasehold with c.146 years remaining on the lease.
- ◆ Situated on Evening Hill, Sandbanks



Block Entrance:

You approach Witley by turning into Crichel Mount Road, a quiet road just off of Evening Hill. The drive sweeps down into the front of the block, where you are greeted by communal grounds, residents' parking area, garages and visitor bays.

It is worth noting that there are 16 apartments within Witley, 8 per entrance lobby, and only 2 apartments per floor.

Flat Entrance:

As you step into Flat 2, you are welcomed by a large entrance hall, complete with shelved airing cupboard that houses the hot water cylinder, additional large storage cupboard, radiator and frosted paned glass, giving borrowed light from the lounge and allowing the hallway to be flooded with light.

Bedroom 2:

A good sized double bedroom overlooking the front of the block and communal grounds, with a range of built in cupboards and radiator.





Bedroom 3:

Although ever so slightly smaller, this is still a good sized double bedroom. This room also faces the front of the block and has its' own built in wardrobe and radiator.

Shower room:

Refitted in recent years, this shower room is fully tiled throughout and has a double shower cubicle with mains shower, wash basin, toilet and heated towel rail.

Main Bedroom:

This room has a range of fitted wardrobes, and a radiator. It faces the back of the block and gives views of both the Harbour and the gardens, it also has a door leading directly out onto the terrace.

En suite:

Panelled bath with overhead shower, sink, toilet, fully tiled walls and radiator.



Situated on top of Evening Hill and overlooking Poole Harbour, is Witley a block of 16 apartments set in beautiful landscaped gardens. Just about the perfect flat for many reasons, Flat 2 is located on the ground floor of the block and has been well cared for by the current owners, but would benefit from being modernised.

The property offers good sized spacious accommodation throughout, with its' 3 double bedrooms, one of which is en suite and has a door out onto the terrace. The lounge/dining room is a great space, in which to either entertain or to relax, and with two sets of sliding doors out onto the terrace, you are spoilt by the views. The separate kitchen offers plenty of storage space with its range of high and low level units, larder cupboard and cupboard that houses the boiler. Again there are views of the communal grounds and the Harbour.

The communal gardens are particularly well kept, with its lawned areas and mature hedges.

Flat 2 enjoys views of these and Poole Harbour from all the main rooms.

Parking being so close to the Harbour front is a premium and an absolute must especially in the summer season, so having your own garage is a huge benefit, the block also has additional residents' parking and visitors bays.

This flat is the perfect buy if you are looking to downsize to something a little more manageable, and low maintenance. Or maybe as a lock up and leave as your seaside second home.

ADDITIONAL INFORMATION

Annual Council Tax: Band G £3,026.49 payable

Connectivity: (Vendor to confirm)

TV: (Vendor to confirm)

Energy Performance Certificate (EPC) Rating: New EPC has been applied for

Environmental Impact Rating: New EPC has been applied for

Lease: Approx. 146 years remaining

Service Charge: £3,662 paid in two instalments December and June

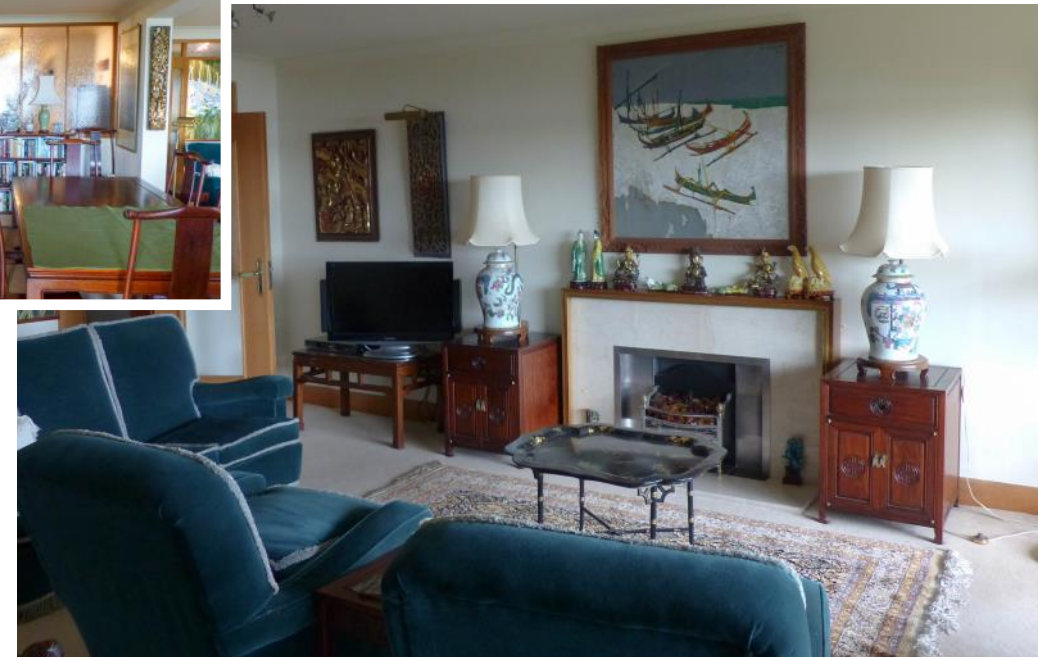
Service Included: Buildings insurance, gardening and maintenance

Pets and holiday lettings are not permitted

Parking: Garage, as well as additional residents parking and visitor spaces

Viewings: With 24 hours notice or sooner by arrangement.

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Kitchen:

Boasting views of Poole Harbour, this is a room you really wouldn't mind spending time in, whether that is cooking or simply doing the dishes. The kitchen offers good storage space with its high and low level cupboards and drawers, larder cupboard and cupboard that houses the boiler. There is an inset sink with double draining board and adjoining worksurfaces, tiled splash backs and space for appliances, such as fridge-freezer, washing machine, drier, cooker and potentially dishwasher.

Lounge/Dining Room:

This room has been laid out as almost two separate rooms, the lounge area with feature electric fire with marble fireplace and hearth, creating a warm and cosy space to relax. The dining area, gives a great place to sit and eat whilst taking in the views.

This room is without doubt the best room in the apartment, not only do you have double doors leading from the hall into this room, but there are also two sets of sliding doors that lead out onto the terrace, which allows this room to be flooded with natural light and makes the most of the beautiful views and gardens.





Terrace and Communal Garden:

Flat 2 boasts its very own sun terrace, with double doors leading from the lounge/dining room and the main bedroom. The views from here of the Harbour and the communal gardens are beautiful and a perfect way to spend a relaxing afternoon or evening.

Looking out across the communal gardens, these gardens are a particular feature of this block. There are beautifully landscaped upper and lower lawned areas with feature flower and shrub beds dotted around and mature hedges which border the whole of the rear gardens, giving you complete privacy from any passers-by.



LOCAL AREA

Sitting on the top of Evening Hill, which overlooks Sandbanks and Poole Harbour is Witleys.

Poole Harbour is the second largest natural harbour in the world and haven to boats of all sizes. There are of course numerous yacht clubs, marinas and slipways. The Royal Motor Yacht Club is on the Sandbanks peninsula and Parkstone Yacht Sailing Club is in Lilliput. From Evening Hill you can watch the spectacular sight of kitesurfers and windsurfers in the harbour and feel as if you can almost touch the kites.

If the water isn't your pastime, Witleys is on the doorstep of Parkstone Golf Club which is in the top 100 golf clubs in the UK. There is also a big cycling community in the area with a favourite venue being to cross over on the Sandbanks chain ferry to the Purbeck Hills. And Dorset's Jurassic Coast is a key destination in the UK for walkers. These hills guard the harbour and create the special microclimate that the area is famous for. Less energetically you can walk down to the famous Sandbanks beaches for a lazy day in the sun.

This is a wonderful location for entertainment and eateries, much within walking distance. A Sunday morning stroll down to Sandbanks can be rewarded by a bacon sandwich at the dog friendly Jazzy's cafe. Dinner at the Harbour Heights Hotel means sumptuous views across the harbour. Also special is a meal at the harbourside Rick Stein restaurant or again take the chain ferry to the Shellbay restaurant or Pig on the Beach. Walk down the other side of Evening Hill to Lilliput for Thai Tapas at Koh Nai. And absolutely not to be missed is a visit to Mark Bennett's award winning artisan patisserie which sells the best sausage rolls in the universe. For young, fun nights out try the close by vibrant Ashley Cross. And there are a couple of great gastro pubs in Canford Cliffs village. Also in the village, for the ladies, is the highly respected HNB hair salon and spa. Or perhaps the best evening out is to walk 2 minutes to Evening Hill with fish 'n chips and sit on a bench and watch the fireworks exploding over the harbour.

For travel for work or pleasure out of the area, there are direct rail services today to London (under 2 hours) and Manchester. From Moonshadow, you are a couple of miles from the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is the fastest growing in the UK. And from Poole there are daily ferries to France and the Channel Islands.

This apartment would make a great lock and leave second home, for those wanting to escape for a weekend away from all the hustle and bustle of the city. Equally if you were looking to downsize, then look no further than this well proportioned apartment with outside space and sea views.



Viewing by appointment through sole agents:

Albury & Hall (Canford Cliffs) Ltd. 32 Haven Road, Poole BH13 7LP

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