



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

GUIDE PRICE £1,000,000

SPACIOUS 3 DOUBLE BEDROOM TOP FLOOR FLAT WITH
TERRACE, GARAGE AND INCREDIBLE ELEVATED VIEWS
OVER POOLE HARBOUR & THE PURBECK HILLS BEYOND

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& HALL**

An incredibly bright and spacious 3 double bedroom top floor apartment presented in immaculate condition in this highly sought after location on Evening Hill, offering exceptional panoramic views of Brownsea Island, Poole Harbour and the Purbeck hills beyond.



- ◆ 3rd floor apartment provided with lift access
- ◆ Open plan Living / Dining with full height windows and French doors for panoramic views across the harbour
- ◆ 3 spacious and bright double bedrooms with built in wardrobes
- ◆ Private balcony with elevated views of Poole Harbour.
- ◆ 2 bathrooms including en suite shower room.
- ◆ Triple glazing throughout the apartment
- ◆ Contemporary Kitchen with integral appliances and sea views
- ◆ Well-maintained building and beautiful landscaped grounds
- ◆ Garage, additional residents and visitors parking.
- ◆ Held on a share of the freehold
- ◆ Ideal second home or primary residence
- ◆ Premium location with easy access to amenities and famous hotspots





Situated at the top of Evening Hill and overlooking Poole Harbour, Witley is a block of 16 apartments, located on the quiet Crichel Mount Road and set in beautiful landscaped gardens—Apartment 8 is located on the third floor.

The drive sweeps down into the front of the block, where you are greeted by communal grounds, a residents' parking area, and the garages of which this apartment benefits from a single garage.

A security controlled main entrance provides access to the apartment either via the communal staircase or lift.

Apartment Entrance

Upon entering the apartment itself, you are welcomed by a bright entrance hall with paned glass flowing in to the lounge, offering the first of the impressive sea views giving the immediate first impression of this exclusive seafront apartment in this premium location of Poole Harbour's coastline.



Lounge/Dining Room:

This spacious, open plan room is fantastically designed with a double set of sliding doors opening directly out on to the terrace of which runs the length of this room, incorporating the panoramic harbour and sea views into the heart of the apartment.

This immaculate and bright room consists of a dining area as well as the living room, providing ample space for furniture whilst in this tranquil setting surrounded by the most breathtaking and elevated views. The terrace seamlessly blends from both the living and dining area and is perfectly placed for watching the famous Evening Hill sunsets or for alfresco entertaining.



Kitchen:

This contemporary Kitchen is light-filled with both a window offering the harbour views, as well as a glazed panel into the living room creating an infinity feel to the views beyond. The Kitchen is fully fitted with white units and overhead, providing ample cupboard space and with a good sized work surface plus breakfast bar area. The Kitchen benefits from a new dishwasher, Bosch oven and electric hob, integral fridge and freezer as well as a pantry and further utility cupboard housing the boiler.

Study

The apartment benefits from a further room which lends itself as a single Study and also houses a particularly sizeable airing cupboard.





Master Bedroom

Boasting dual aspect views of Poole Harbour, this is a spectacular and light-filled bedroom with both a window over Brownsea Island and the Harbour to the front plus a full height window over the terrace and Evening Hill. This spacious bedroom also comprises a bank of built-in wardrobes plus an ensuite shower room which has recently been extended and modernised. The contemporary ensuite comprises a W.C., sink with modern vanity unit with overhead mirror and led lights, a double walk-in shower with rainfall shower head plus a handheld shower, glass storage cabinet, heated towel rail and further benefits from underfloor heating.

Bedroom 2

This spacious double room also benefits from built in wardrobes and ample space for bedroom furniture. It is a light and tranquil room with triple glazed windows offering treetop views.



Bedroom 3

Also a spacious double bedroom to the rear of the property and with elegant décor, this bedroom benefits from a built in bank of wardrobes plus the views over the trees beyond.

Family Bathroom

The family bathroom is fully tiled and with wooden flooring, comprising of a bath plus handheld shower, W.C., sink and vanity unit.



Outside Space

Flat 8 benefits from the private balcony—the views from here of the Harbour and of the communal gardens are idyllic.

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.

The entire property is very well-maintained with regular upkeep of the building (the entire building having recently been re-painted as an example) and regular and routine maintenance.

The apartment also comes with a single garage with electric up and over door plus power and light inside. There is also a useful, lockable storage cupboard.

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ADDITIONAL INFORMATION

Annual Council Tax: Band G
£3,128.62 payable

**Energy Performance Certificate
(EPC) Rating: C**

Tenure: Share of Freehold

Service Charge: £3,742 per annum
plus a peppercorn ground rent due

**Pets and holiday lettings are not
permitted**

**Parking: Garage, as well as addi-
tional residents parking and visitor
spaces**



Witley Apartments, Sandbanks Road, Poole BH14 8HR
TOTAL APPROX. FLOOR AREA 1,493 SQ.FT-139 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing by appointment through sole agents:

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

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