



Witley

387 Sandbanks Road

Evening Hill

BH14 8HR

FOR SALE: £850,000

LARGE 2 DOUBLE BEDROOM GROUND FLOOR FLAT WITH
TERRACE, GARAGE AND VIEWS OF POOLE HARBOUR

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A lovely bright two double bedroom apartment located on Evening Hill with spectacular views across Poole Harbour.



- ◆ Large 2 double bedroom ground floor flat.
- ◆ Private terrace with views of Poole Harbour.
- ◆ 2 bathrooms including en-suite.
- ◆ Open plan kitchen, lounge and dining room.
- ◆ Immaculate condition throughout
- ◆ Set in beautiful, well maintained 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, a residents' parking area, and the garages.

There are 16 apartments within Witley, 8 per entrance lobby, and only 2 apartments per floor. The subject apartment is on the ground floor.

Flat Entrance:

As you step into Flat 1, you are welcomed by a large entrance hall with glass doors leading into the open plan living room and dining space. The view of the harbour is immediately on display to greet you.

**Kitchen:**

Boasting views of Poole Harbour, this is a room you really wouldn't mind spending time in. The kitchen offers good storage space with its high and low level cupboards and built in appliances.

Lounge/Dining Room:

The open plan living and dining room is beautifully presented and benefits from two sets of sliding doors leading to a private sun terrace. The room is flooded with natural light and makes the most of the ever changing views over the gardens to the harbour and Brownsea Island.

Utility room:

This unusually large utility room is fully fitted with a built in washing machine, sink and plenty of cupboard space to match the kitchen. This room could easily be adapted to make a lovely third bedroom or office.



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Master Bedroom:

This large room with fitted wardrobes has a large en-suit bathroom, newly fitted in recent years.

Bedroom 2:

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

Family bathroom:

Refitted in recent years, this bathroom is fully tiled throughout and has a bath, separate shower, wash basin, toilet and heated towel rail.

Private Terrace:

The apartment benefits from its own private terrace where you can soak up the sun and enjoy the spectacular views.



A lovely bright and spacious 2 double bedroom apartment located on Evening Hill with spectacular views across Poole Harbour.

Evening Hill is an exclusive enclave located a short walk to the beach, Lilliput shops and Salterns Marina. Witley is a well managed purpose built block set within beautifully maintained gardens with private parking and a garage.

This ground floor apartment offers panoramic views across the gardens of Poole Harbour and Brownsea Island and benefits from stunning sunsets. The open plan lounge, dining and kitchen are in immaculate condition having been renovated within recent years and feature sliding doors leading to a South West facing private terrace. Two spacious double bedrooms are located at the back of the apartment and the master features a large en-suite bathroom. There is a large separate utility room that could be turned into a third bedroom or office.

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.

ADDITIONAL INFORMATION

Annual Council Tax: Band G £3,026.49 payable

Energy Performance Certificate (EPC) Rating: F

Lease: Share of Freehold with 146 years remaining on the lease

Service Charge: £3,662 paid in two instalments

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



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Viewing by appointment through sole agents:

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

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