

Harbour Watch

391 Sandbanks Road, Evening Hill BH14 8JB

Guide Price £1,000,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A stylish and beautifully presented three double-bedroom first-floor apartment, occupying a southerly, magnificent position on Evening Hill, with incredible panoramic sea views across Poole Harbour and the Purbeck Hills beyond.

Key Features

- Stunning panoramic harbour views
- Accommodation extending to approximately 1778 Sq Ft
- Elegant sitting & dining rooms
- Beautiful platform viewing gallery
- Modern kitchen/Breakfast room
- Three double bedrooms
- Luxuriously appointed en-suite shower and family bathroom
- Beautifully manicured grounds
- Passenger lift and stairs
- Private garage & guest parking





About the Property

This stylish and beautifully presented three double-bedroom first-floor apartment forms part of Harbour Watch - unquestionably one of the area's most prestigious and sought-after luxury developments. Occupying an elevated position on the highly regarded Evening Hill, the property enjoys breathtaking panoramic views across Poole Harbour, Brownsea Island and the Purbeck Hills beyond.

Extending to over 1,700 sq ft, the apartment offers exceptionally well-designed, light-filled accommodation, perfectly suited to modern living and entertaining. The open-plan reception spaces are a particular highlight, combining comfort and sophistication with a spectacular outlook. A striking viewing platform with floor-to-ceiling glass, an ever-changing harbour panorama and a perfect vantage point from which to enjoy glorious sunsets.

Accessed via a secure video entry system, the refurbished communal lobby creates a warm and welcoming first impression. The apartment can be reached by passenger lift or staircase, with a private front door opening into a generous reception hall with excellent storage and access to all principal rooms.

The impressive open-plan sitting room enjoys immediate harbour views and opens onto a spacious south-west facing sun balcony. The adjoining dining area, with its full-height picture window and dedicated viewing space, maximises the stunning waterfront setting - an idyllic spot to relax with a morning coffee or unwind in the evening.

The contemporary generously-sized kitchen is beautifully appointed, offering an extensive range of modern units, granite work surfaces and integrated appliances, complemented by a sociable breakfast area.

The principal bedroom suite is particularly impressive, enjoying delightful harbour views and direct access to the balcony. It benefits from an extensive range of fitted floor-to-ceiling wardrobes and a luxuriously appointed en-suite shower room. Two further double bedrooms, both with fitted wardrobes, are served by a stylish family bathroom.

The private south-facing balcony features a sleek glass balustrade and chrome rail, perfectly positioned to capture the far-reaching views. Harbour Watch is set within beautifully landscaped and meticulously maintained grounds, creating an impressive approach to the building.

The apartment also benefits from an allocated garage and guest parking.

Tenure: Share of Freehold

Maintenance Charge: Approx £1,709.75 per quarter

Council Tax Band: G (BCP Council)

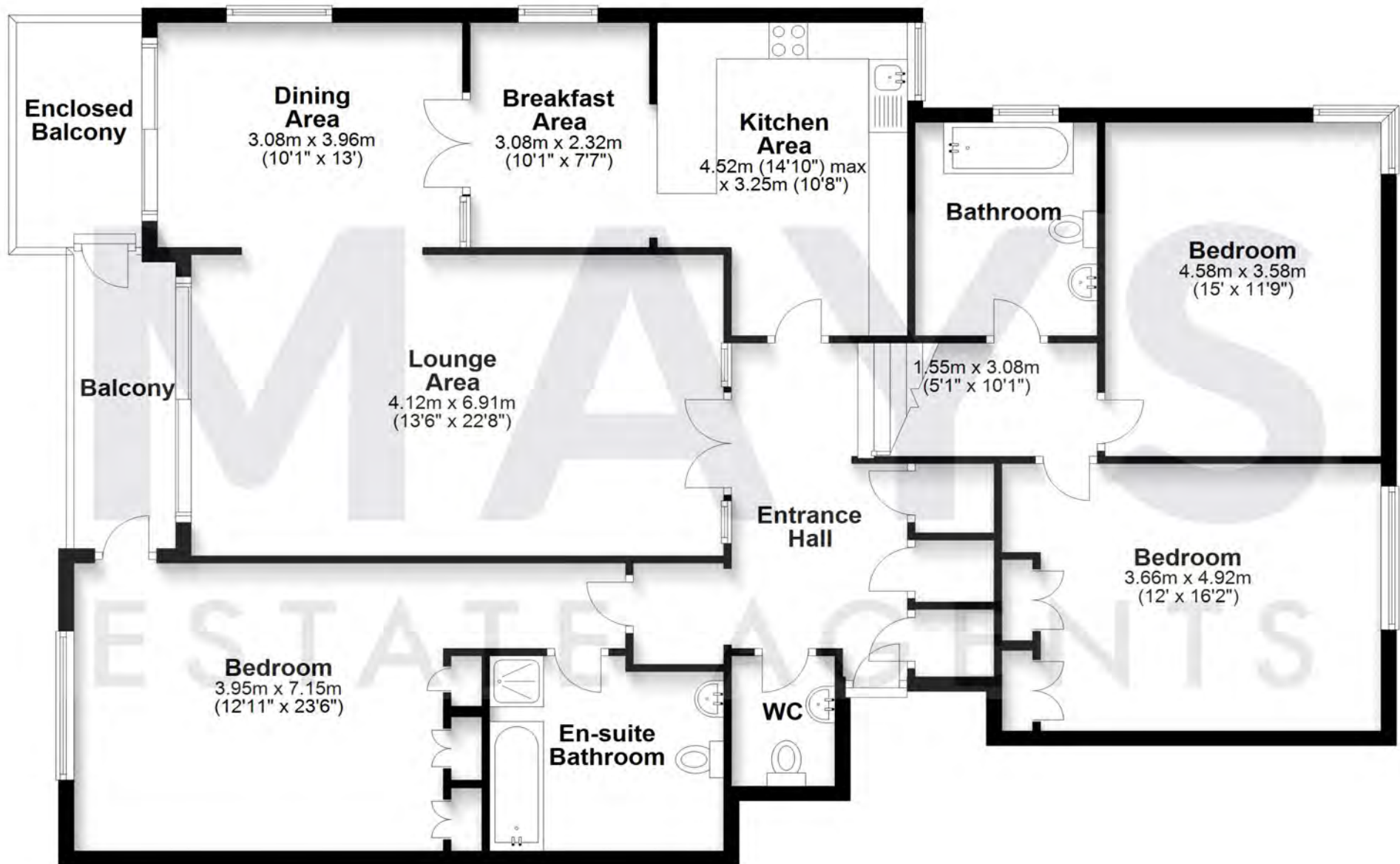
Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138



First Floor



Total area: approx. 165.4 sq. metres (1780.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Evening Hill is one of Poole's most exclusive addresses, perfectly positioned between Lilliput and the world-renowned Sandbanks Peninsula. Within easy reach of the beach, Salterns Marina and the amenities of Lilliput, it offers an exceptional coastal lifestyle. The area features an eclectic mix of prestigious homes and luxury apartments, many enjoying spectacular harbour views. Evening Hill viewpoint is widely regarded as offering some of the finest views across Poole Harbour and Brownsea Island.

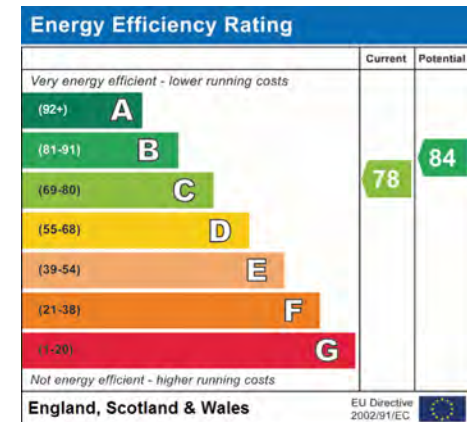
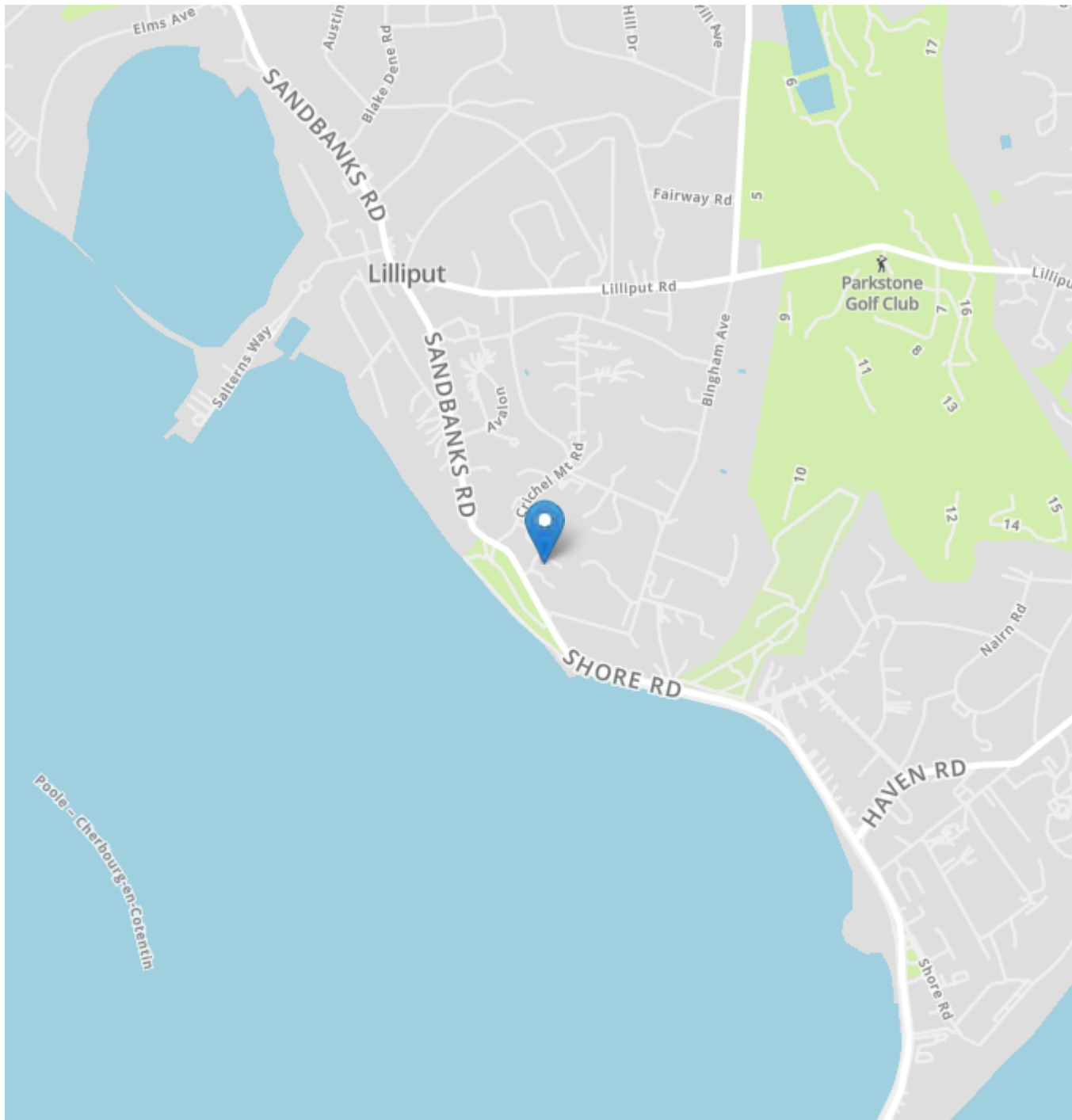


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS
ESTATE AGENTS