

Seapoint

64 Banks Road, Sandbanks BH13 7QF

£495,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A beautifully presented two-bedroom apartment moments from the Blue Flag beaches. Set in the heart of the world-renowned Sandbanks Peninsula, this beautifully appointed first-floor apartment offers elegant coastal living just a short stroll from award-winning beaches.



Key Features

- Fabulous Sandbanks location
- Beautifully presented first floor apartment
- Light & airy lounge with bay window
- Spacious kitchen/dining room
- Principal bedroom with built-in wardrobes & ensuite
- Spacious second bedroom with double aspect windows & wardrobe
- Modern family bathroom
- Communal gardens
- Private garage & residents parking



About the Property

Located within the well-regarded Seapoint development, the apartment is accessed via Banks Road, with a private driveway leading to residents' parking, a secure entrance and communal hallways with stairs to the first floor.

The apartment is exceptionally well presented and offers spacious accommodation. A welcoming and practical entrance hall, complete with a built-in airing cupboard and additional storage cupboard, leads to a delightful, light and airy living space with an attractive bay window.

The kitchen/dining room has been refurbished to offer a stunning fitted kitchen with a range of wall and base units, integrated appliances comprising a washing machine, electric microwave and oven, induction hob and extractor over and ample space for a dining table and chairs.

The principal bedroom benefits from built-in wardrobes and a fully tiled ensuite with a vanity unit, WC and shower. The second bedroom is a spacious double room with dual aspect windows and a built-in wardrobe.

The modern family bathroom is fully tiled with a bath, wash hand basin, shower, WC and side window for natural light.

The apartment comes with communal gardens, residents' parking and a private garage to the rear of the block.

This light-filled apartment offers spacious, well-appointed accommodation ideal as a main residence, coastal retreat or investment.

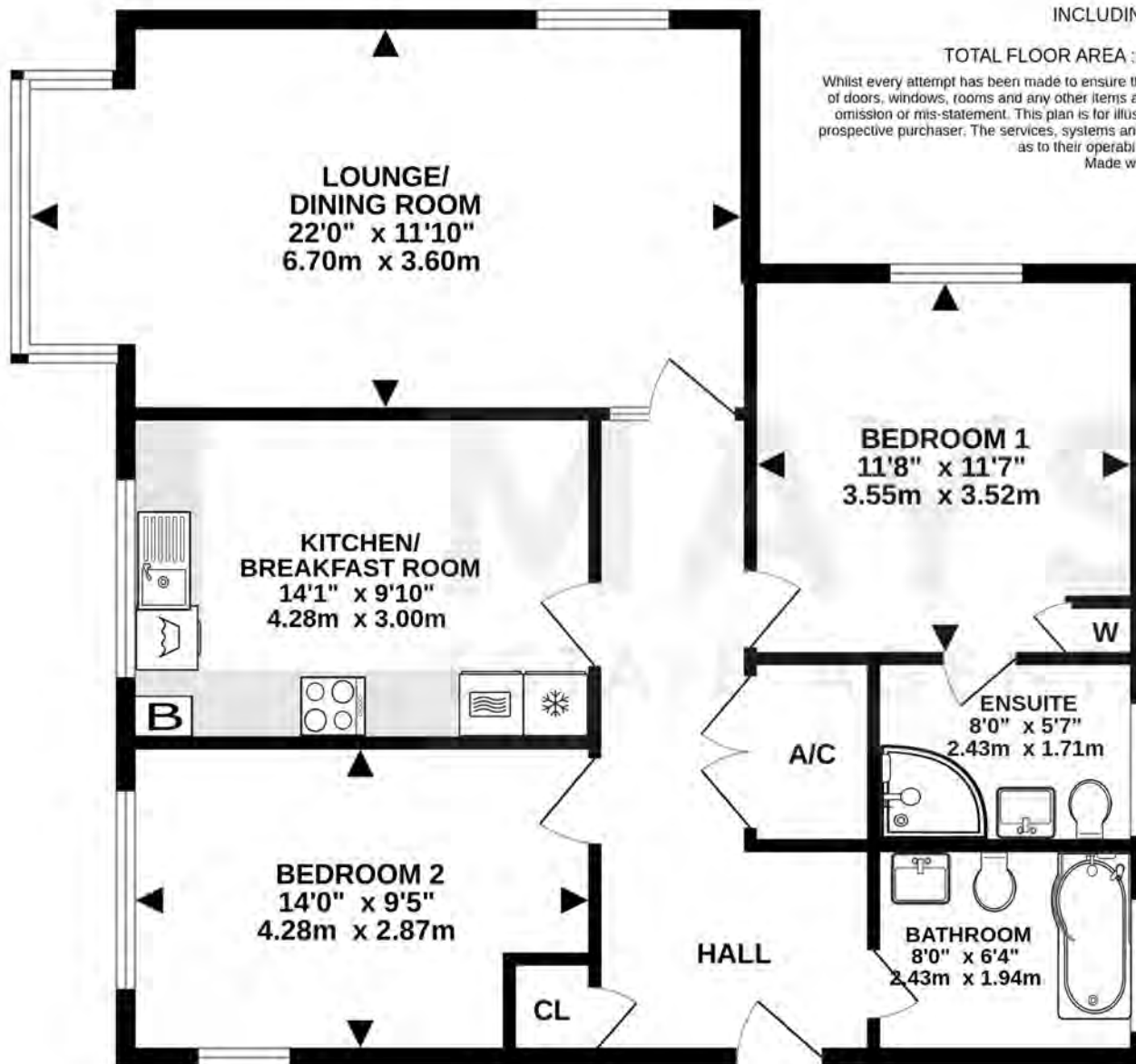
Tenure: Share of Freehold (Underlying lease : 999 year lease from 2004)

Service charge: Approximately £3,000 per annum

Council Tax Band: E

Holiday lets/Airbnb are not permitted

Pets are permitted



1ST FLOOR
881 sq.ft. (81.9 sq.m.) approx.

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUTBUILDING
154 sq.ft. (14.4 sq.m.) approx.



About the Location

Sandbanks is known for being one of the UK's most exclusive places to live, with land values being one of the highest in the world. Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco Express, cafés, a newsagent and the famous Rick Stein restaurant.

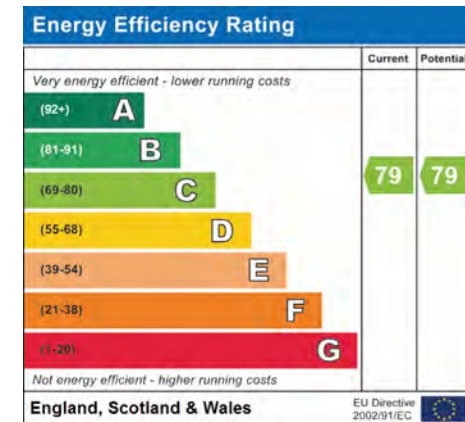
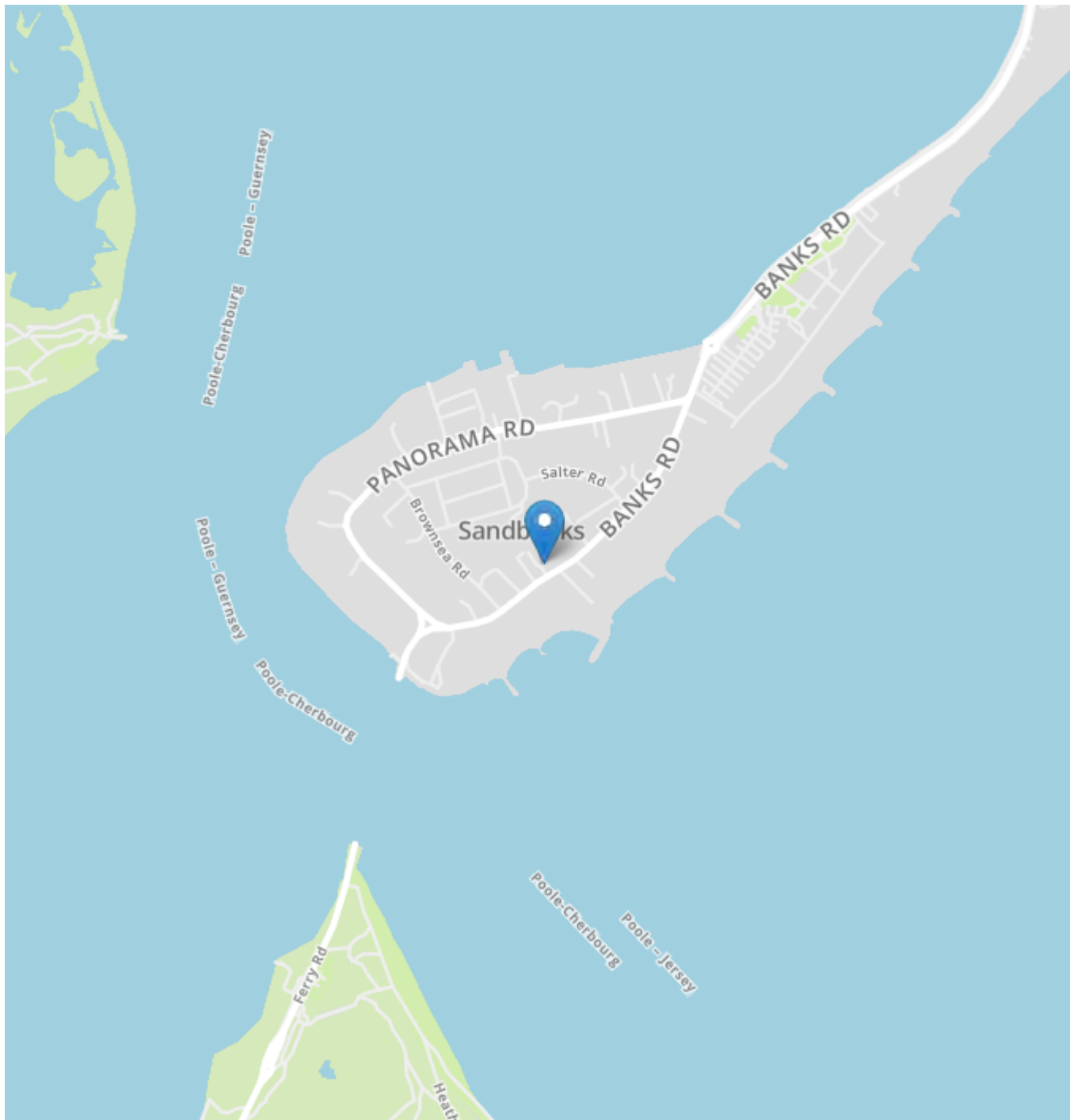


About Mays

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.



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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.

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