

**13 Harbour Watch  
391 Sandbanks Road  
Poole, BH14 8JB**



**SUPERB LOCATION – ‘HARBOUR WATCH’ IS ONLY 0.8 MILES FROM SANDBANKS WITH ITS AWARD-WINNING BEACHES AND SPECTACULAR PANORMAIC SEA VIEWS**

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

**Price guide £1,225,000 Share of Freehold**







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## Situation & Description

Evening Hill is an exclusive enclave, situated between Lilliput and the world famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns Marina, makes Evening Hill a great place to live. Located within the area are a variety of properties from multi million pound homes to garden apartments, many of which benefit from harbour and sea views. Evening Hill viewpoint is considered by many to afford the best views of Poole Harbour and Brownsea Island available anywhere.

### DESCRIPTION

This stylish and beautifully presented three double bedroom first floor apartment forms part of Harbour Watch, which undoubtedly remains one of the most sought after luxury apartment buildings in the area. It occupies an outstanding position on Evening Hill with beautiful panoramic views across Poole Harbour, Brownsea Island and the Purbeck Hills beyond. The layout works exceptionally well, providing delightful open plan living areas, ideal for relaxing, entertaining or dining, with the whole, extending to over 1700 sq ft. A particular showcase of the apartment, is a spectacular viewing platform, with floor to ceiling glass, capturing an extremely interesting and wide vista, as well as enjoying glorious evening sunsets.

The main entrance is video entry phone protected for the residents privacy and security. The communal lobby has been beautifully refurbished, providing a warm and welcoming atmosphere. The apartment can be approached by passenger lift or staircase. The private front door leads into a spacious reception hall with excellent storage space. It creates an excellent first impression, with all principle rooms leading off. A most impressive open plan sitting room, with immediate harbour views, opens onto a wonderfully spacious south west facing sun balcony. The adjoining dining room, with its viewing platform and full height picture window, allows you to take full advantage of the stunning panoramic harbour views. It's a fabulous space to sit, read and enjoy a coffee.

The generous size kitchen, offers a comprehensive range of modern units, complete with granite work surfaces with various integral appliances and a sociable breakfast area. The principal bedroom suite is quite simply, stunning. It enjoys delightful harbour views and has direct access to the sun balcony. There is an excellent range of built in floor to ceiling wardrobes, incorporating hanging and shelving space with this room having the benefit of a luxuriously appointed shower room en-suite. Two further double bedrooms, with fitted wardrobes are served by the principal bathroom with a contemporary suite.

### OUTSIDE

The private south facing balcony has a glass balustrade with chrome rail and breath-taking views beyond. Harbour Watch is set within beautifully established and well maintained manicured grounds, providing an impressive approach. There are also a good amount of guest parking spaces. A garage is allocated with the apartment. The residents have recently had the benefit of a brand new roof. Viewing is highly recommended.

### TENURE

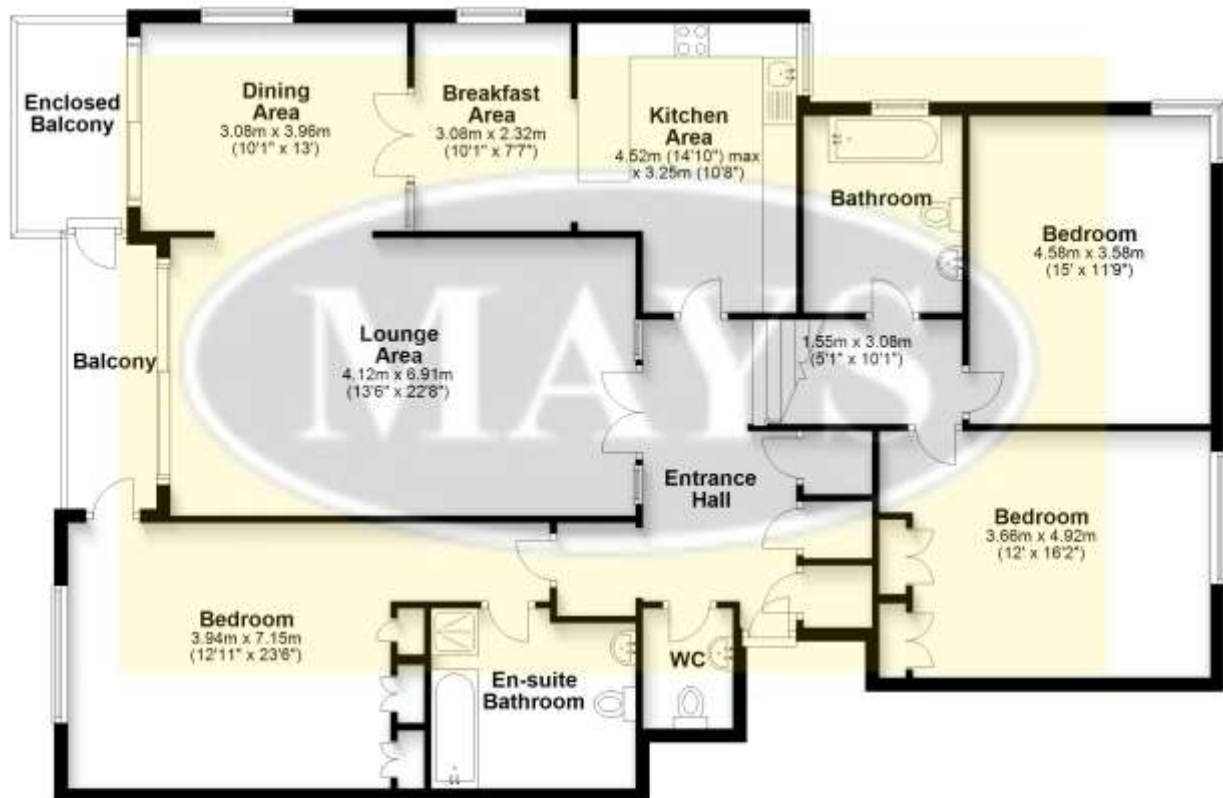
Share of Freehold

Service Charges - £5,592 this includes the annual reserve fund and the buildings insurance.

- **Stunning Panoramic Harbour Views**
- **Accommodation Extending To Approximately 1778 Sq Ft**
- **Reception Hall & Guest Cloakroom**
- **Elegant Sitting & Dining Rooms**
- **Beautiful Platform Viewing Gallery**
- **Modern Kitchen/Breakfast Room**
- **Three Double Bedrooms**
- **Luxuriously Appointed En-Suite Shower and Family Bathroom**
- **Passenger Lift**
- **Beautifully Manicured Grounds**
- **Private Garage & Guest Parking**
- **Brand New Roof**

### First Floor

Approx. 165.2 sq. metres (1778.6 sq. feet)



Total area: approx. 165.2 sq. metres (1778.6 sq. feet)

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