

Witley

387 Sandbanks Road, Evening Hill BH14 8HR

Guide Price £795,000

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Property Summary

A stunning two double bedroom first-floor apartment, located on Evening Hill, with spectacular sea views to include a private balcony overlooking Poole Harbour and the Isle of Purbeck beyond.



Key Features

- Bright & spacious first-floor apartment
- Stunning harbour views
- Open plan kitchen/lounge/dining area
- Separate utility room
- Principal bedroom with ensuite
- Further double bedroom
- Southwest-facing balcony
- Private garage, residents & guest parking
- Allocated storage/bike store
- No onward chain



About the Property

Witley is a highly sought-after development of exclusive apartments set in beautifully maintained grounds, occupying a prime position on Evening Hill that affords unencumbered views over Poole Harbour.

This delightfully spacious two double bedroom first floor apartment offers flexible accommodation featuring an open-plan kitchen/lounge/dining room, which fully embraces the frontline positioning with stunning water views.

Triple glazed doors open to a large balcony, perfect for relaxing, entertaining or simply enjoying the renowned Poole Harbour sunsets.

Picturesque views are continued from the kitchen, with luxurious gloss worktops and a complete range of integrated appliances and storage units. The apartment also has a separate utility room.

Two spacious double bedrooms are located to the rear of the apartment with the main bedroom complemented with fitted wardrobes, built-in storage and a large modern ensuite, with the second bedroom being served by a modern family shower/bathroom.

Externally, there are beautifully established communal gardens and grounds, incorporating residents' and guest parking. There is also a private garage with an electric door, an allocated storage/bike store and a nearby communal water tap.

To fully appreciate this outstanding apartment and breathtaking views, internal viewing is highly recommended.

Tenure: Share of Freehold

Management company: Owens & Porter

Service charge: approximately £2215 paid 6-monthly (£4430 pa) - to include buildings insurance, water rates, window cleaning, gardens and general maintenance

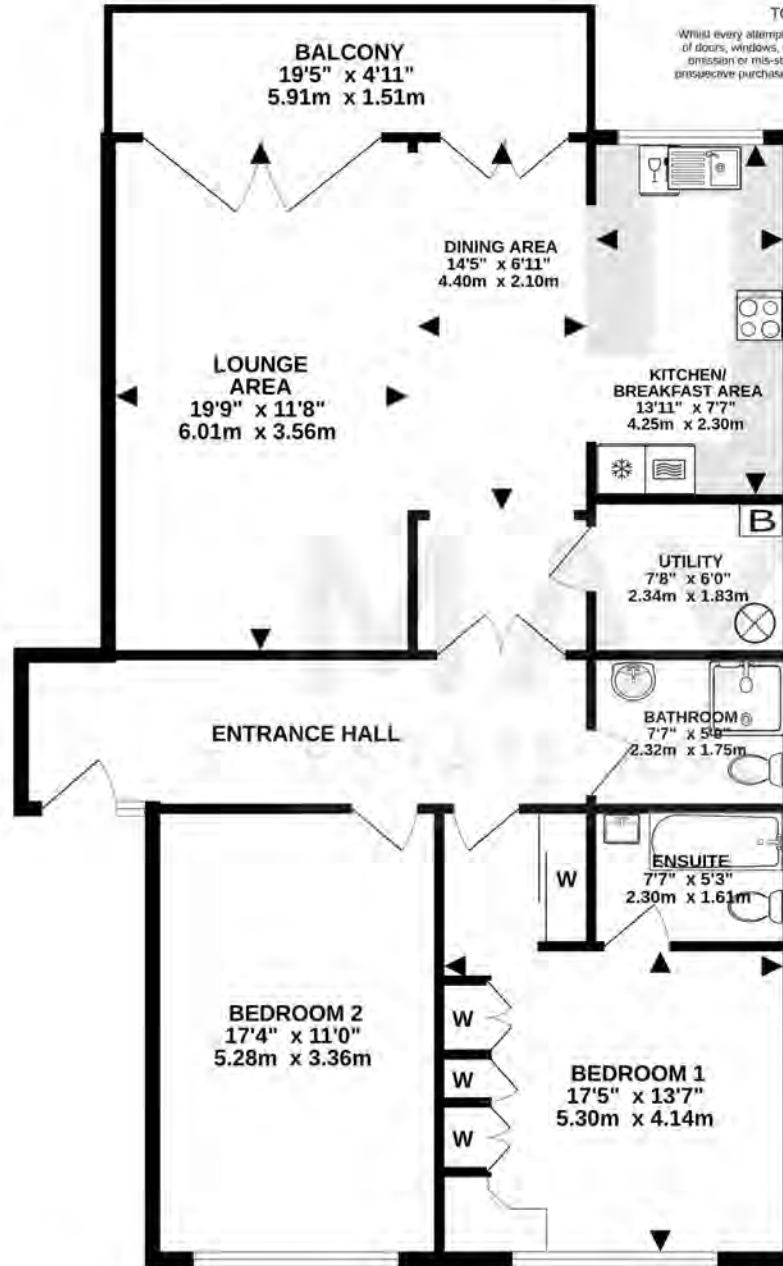
Council Tax : F (BCP Council)

Notes: Holiday lets/Airbnb and pets are not permitted in this development.

INCLUDING BALCONY AND OUTBUILDING

TOTAL FLOOR AREA : 1399 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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
184 sq.ft. (17.1 sq.m.) approx.

1ST FLOOR
1215 sq.ft. (112.8 sq.m.) approx.



About the Location

Evening Hill is an exclusive area, situated between Lilliput and the world-famous Sandbanks peninsula. The short distance from the beach, Lilliput Village 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.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails. Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo.

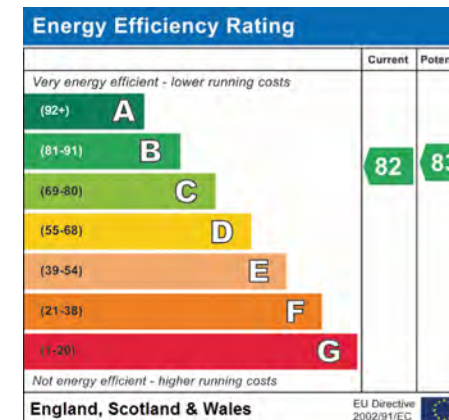
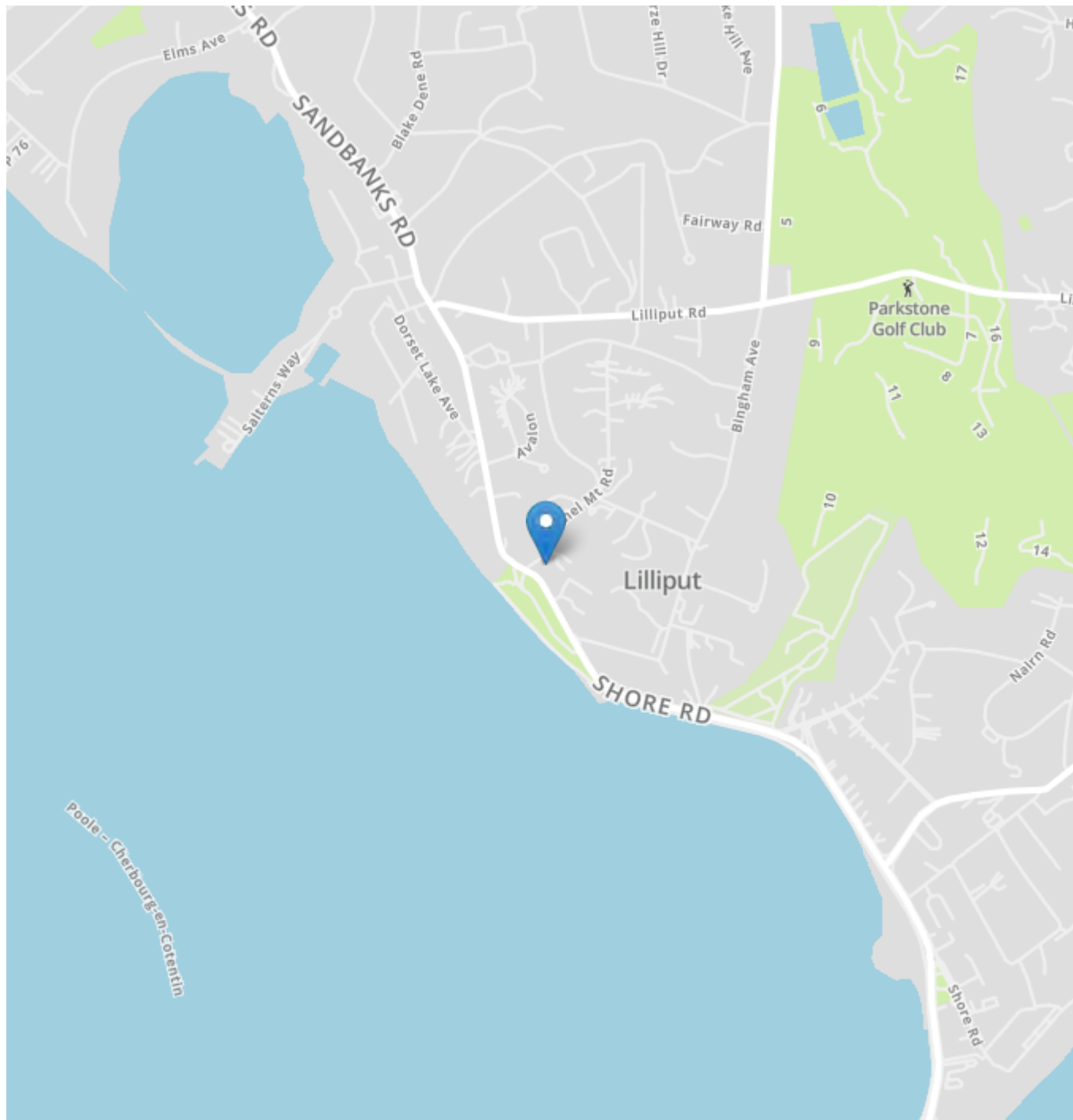


About Mays

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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Mays and their clients give notice that:

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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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