

Witley

387 Sandbanks Road, Evening Hill BH14 8HR

£895,000

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Property Summary

A unique opportunity to acquire a spacious two double bedroom ground floor apartment set on Evening Hill, with spectacular open water views across Poole Harbour. The property has incredibly spacious accommodation and benefits from a southwest facing private terrace that truly embraces life on the edge of Poole Harbour.



Key Features

- Stunning harbour views
- Bright & spacious ground floor apartment
- Open plan kitchen/living and dining room
- Separate utility room
- Two double bedrooms
- Main bedroom with an ensuite bathroom
- Separate family shower/bathroom
- Southwest facing patio terrace
- Private garage in block
- Residents and guest parking



About the Property

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

This bright and spacious two double bedroom ground floor apartment provides the most beautiful of water views across Poole Harbour and Brownsea Island, with the Purbeck Hills and Old Harry Rocks in Studland Bay and beyond.

A key feature of this apartment is the open plan kitchen/lounge/dining room, which fully embraces the frontline position with stunning water views. Sliding doors offer access to a large southwest facing patio terrace, perfect for relaxing and entertaining or to simply enjoy the renowned Poole Harbour sunsets.

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

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

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

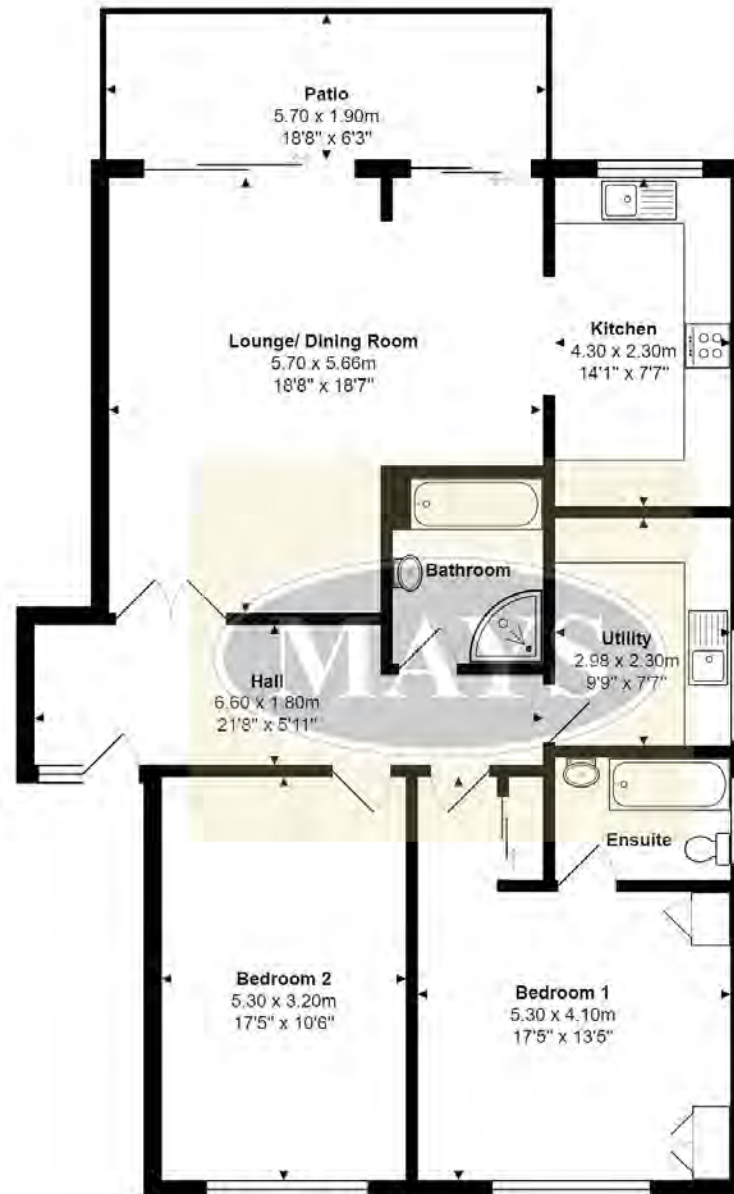
To fully appreciate this outstanding ground floor apartment and breathtaking views, internal viewing is highly recommended.

Management company: Owens & Porter

Tenure: Share of Freehold Council Tax : F (BCP Council)

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

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



All measurements are approximate and for display purposes only



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 shops and Salterns Marina, make 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.

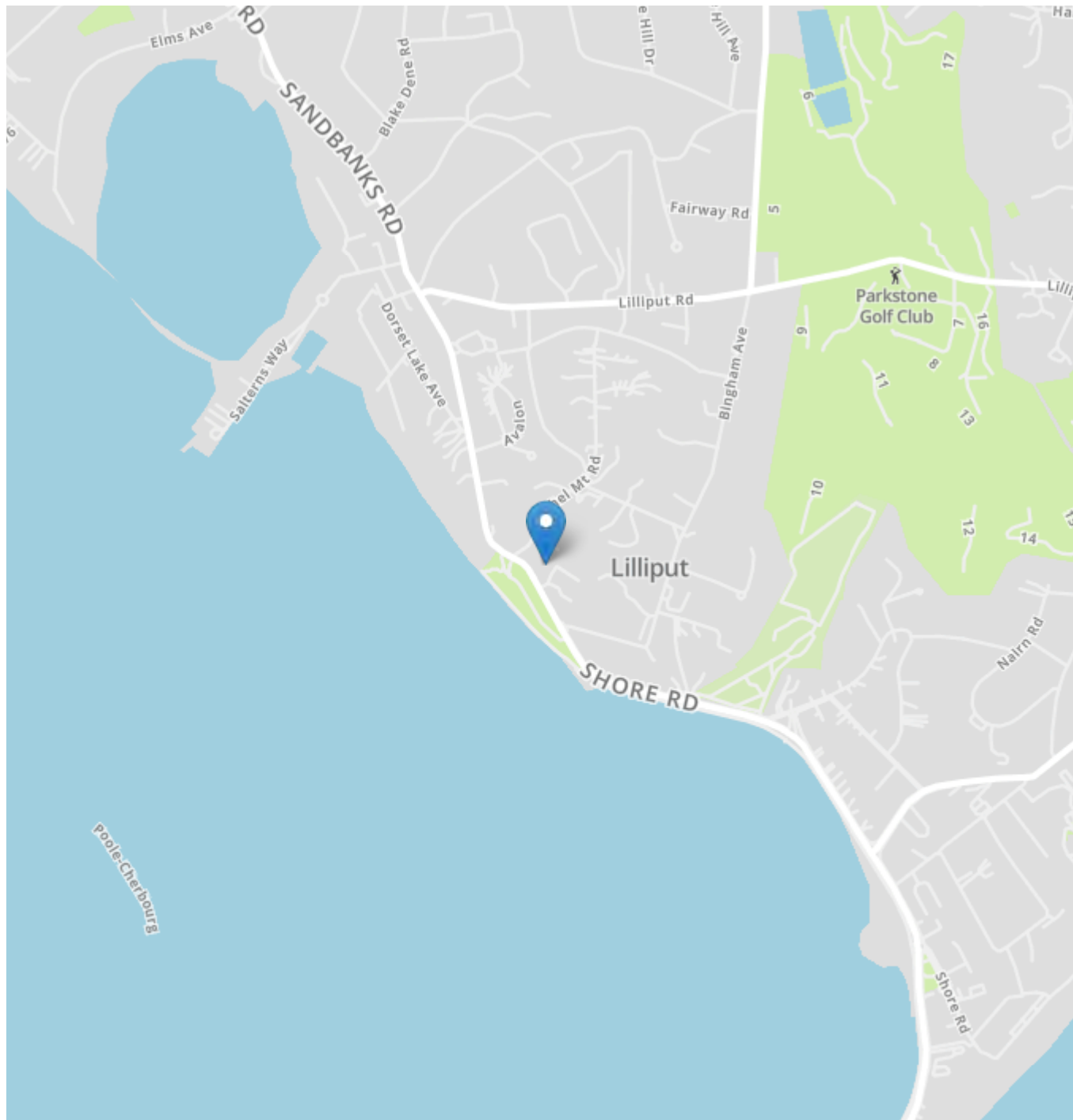


About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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