

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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FLAT 11 MINTERNE GRANGE, 24 CRICHEL MOUNT
ROAD, POOLE, DORSET, BH14 8LU



ABOUT THIS PROPERTY

£ 1,200,000

Three bedroom penthouse apartment

Kitchen / breakfast room

Large living / dining room

Breathtaking views across Poole Harbour

En-suite to main bedroom plus family bathroom

Tandem garage plus surface parking

1813 sq ft

200m from Poole Harbour

Share of Freehold

[Click here for virtual tour](#)

A beautifully presented penthouse apartment offering breathtaking views of Poole harbour with accommodation extending to 1813 sq ft. Kitchen / breakfast room, three bedrooms, en-suite to main bedroom plus family bathroom, large living room/ dining room, second reception room, south-westerly facing balcony. Tandem garage plus additional surface parking. Perfect as a main home or holiday home. Just 200m from the shores of Poole Harbour and within easy reach of Lilliput. (Pets and holiday lets are not permitted).

Minterne Grange is a purpose-built development situated on Evening Hill and conveniently located between Lilliput and the award-winning Blue Flag beaches at Sandbanks. The development is positioned on well-maintained grounds and just a gentle downhill stroll to Poole Harbour. Offered for sale is this stunning three bedroom, penthouse apartment with access via stairs and lift. The present owners have refurbished the property over the years. The comprehensive kitchen offers delightful views and space for dining. The large double aspect living room offers stunning views of Poole Harbour and Brownsea Island from the floor-to-ceiling patio doors and comfortably houses a dining table in addition to the living area. The formal dining room is currently being used as an office and enjoys an enclosed balcony with views of Sandbanks. The main and second bedroom also enjoy delightful views of the harbour and communal grounds. The main bedroom boasts a range of fitted wardrobes and en-suite bathroom. Bedroom two also has fitted wardrobes and enjoys the same stunning harbour views as well as access onto the balcony. Bedroom three also has fitted wardrobes and shares the recently refurbished family bathroom with bath, bidet and walk-in shower. The large entrance hall has several cupboards for linen and coats. Outside is a tandem garage as well as surface parking. Due to the spaciousness and storage within the apartment and the location in relation to local facilities, this makes a perfect main or second home. The apartment is offered with 180 years remaining on the lease for the share of freehold.

LOCATION

Located in a prestigious road, just 200m from the shores of Poole Harbour and under half a mile from Lilliput with its range of restaurants, supermarkets and marina. The village of Ashley Cross is a little over a mile away, with its train station offering a direct line into London Waterloo in under 2 hours.





Total area: approx. 168.4 sq. metres (1813.1 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
Current	Potential	
74	79	
England, Wales & N.Ireland		EU Directive 2002/91/EC

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