

FOR SALE

Flat 2 Utopia, 33 Banks Road,
Sandbanks, Poole, Dorset BH13
7PW



PHILIPPA SOLE



£985,000

—

3 double bedroom

Stunning harbour views

Direct beach access

Allocated parking space for one car

2 receptions

No forward chain

Pets allowed under licence

holiday lets permitted in excess of 1 week

Council Tax Band G - £3579.59

Service charge £2594.44

Share of Freehold

About this property

Situated on the world famous Sandbanks Peninsula, this three bedroom, first floor apartment is positioned within a traditional Art Deco building. The spacious and bright accommodation, includes a large lounge, separate dining room and kitchen. Enjoying direct beach access and stunning harbour views.

Whether this is your main or 2nd home, every day will feel like a holiday when living in this location. Positioned on the first floor and just over 1,100 sq/ft, this well proportioned accommodation has been the much loved home, owned by the present family for in excess of 40 years.

Utopia is located on the desirable Sandbanks Peninsula, known for being one of the UK's most exclusive places to live. Situated within a short distance of Canford Cliffs Village and Lilliput shops, the peninsula offers sandy beaches with stunning and picturesque views, which this apartment enjoys in abundance.

The main living space, which sits centrally to the accommodation and offers a large bay window, absorbing the most breath taking views across the harbour from sunrise to sunset. A generous dining room is located next to the main living space with another door leading to a fully fitted kitchen. The hallway, with ample storage, leads to the three double bedrooms serviced by a modern family bathroom. At the rear of the property, there is a communal patio area, for the sole use of the residents, with a gate allowing you to step directly onto the award winning Sandbanks Beach.

In short, whether you enjoy taking part in, or just watching all water sport activities and spectacular sunsets, this is an ideal retreat.

Pets allowed under licence and holiday lets allowed in excess of a week.

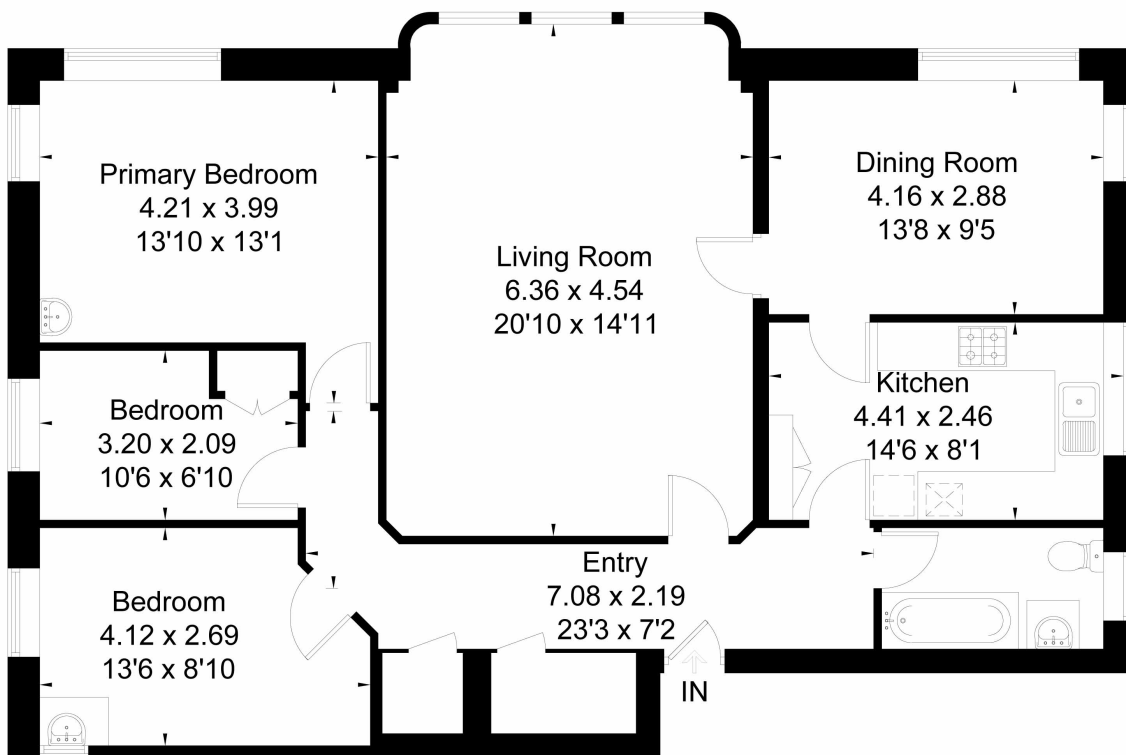
Location

Surrounded by golden sands and sheltered waters, this location is perfect for either learning a variety of water sport or simply enjoying a day on the beach in the sun. The Sandbanks Chain Ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside. For eating out, nearby is the wonderful Rick Stein's restaurant and across the chain ferry is also the delightful The Pig On the Beach and Shell Bay fish restaurant. Sandbanks is also the home to the Royal Motor Yacht Club and Sandbanks Yacht Club. Poole and Bournemouth town centres are a short distance away, with mainline train links to London Waterloo in approximately 2 hours.





Approximate Floor Area = 103.0 sq m / 1107 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	77
England, Scotland & Wales			
			EU Directive 2002/91/EC

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