



Crichel Mount Road, Poole BH14 8LT







## Property Summary

We are proud to present this well-appointed three-bedroom first-floor apartment, ideally situated in the highly sought-after area of Evening Hill, Sandbanks. Just moments away from the world-renowned Sandbanks beaches and picturesque harbour, this property offers a rare combination of coastal living and modern comfort.



## Key Features

- Three Spacious Bedrooms
- Modern Family Bathroom
- Additional Guest WC
- Well-Equipped Kitchen
- Bright and Airy Lounge
- Private Patio Area
- Sought-After Location
- Spacious Entrance Hall
- Unfurnished
- Coastal Lifestyle





## About the Property

Upon entering the apartment, you are welcomed by a spacious entrance hall, setting the tone for the rest of this well-maintained home. The kitchen is well-equipped with ample storage and includes essential white goods such as a fridge freezer, freestanding dishwasher, oven, and gas hob. The large, separate lounge benefits from a bright, sunny aspect and opens out through patio doors onto a private patio area, perfect for relaxing while overlooking the peaceful communal green gardens.

The apartment features three generous bedrooms. The principal bedroom offers built-in wardrobes and a dressing table area, while the second bedroom also includes fitted wardrobes and ample space for a double bed. The third bedroom provides flexibility as a single bedroom, guest room, or home office. A modern family bathroom includes a bath with shower over, a heated towel rail, sink, and toilet, with an additional separate WC and basin for guest convenience. This property combines comfort, space, and a prime location — making it an ideal rental opportunity for professionals or small families seeking a lifestyle near the coast. Available unfurnished.

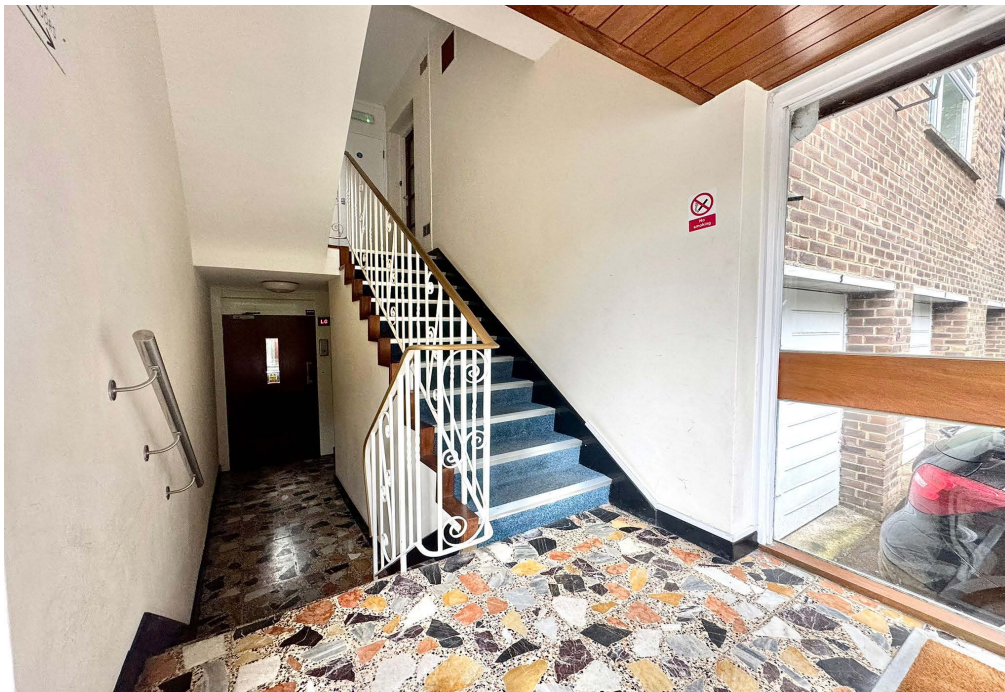
Council Tax band: E

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.

Mays Residential Lettings are members of ARLA Propertymark.

Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

Mays are part of the Property Ombudsman Scheme TPO - DO3138U













## About the Location

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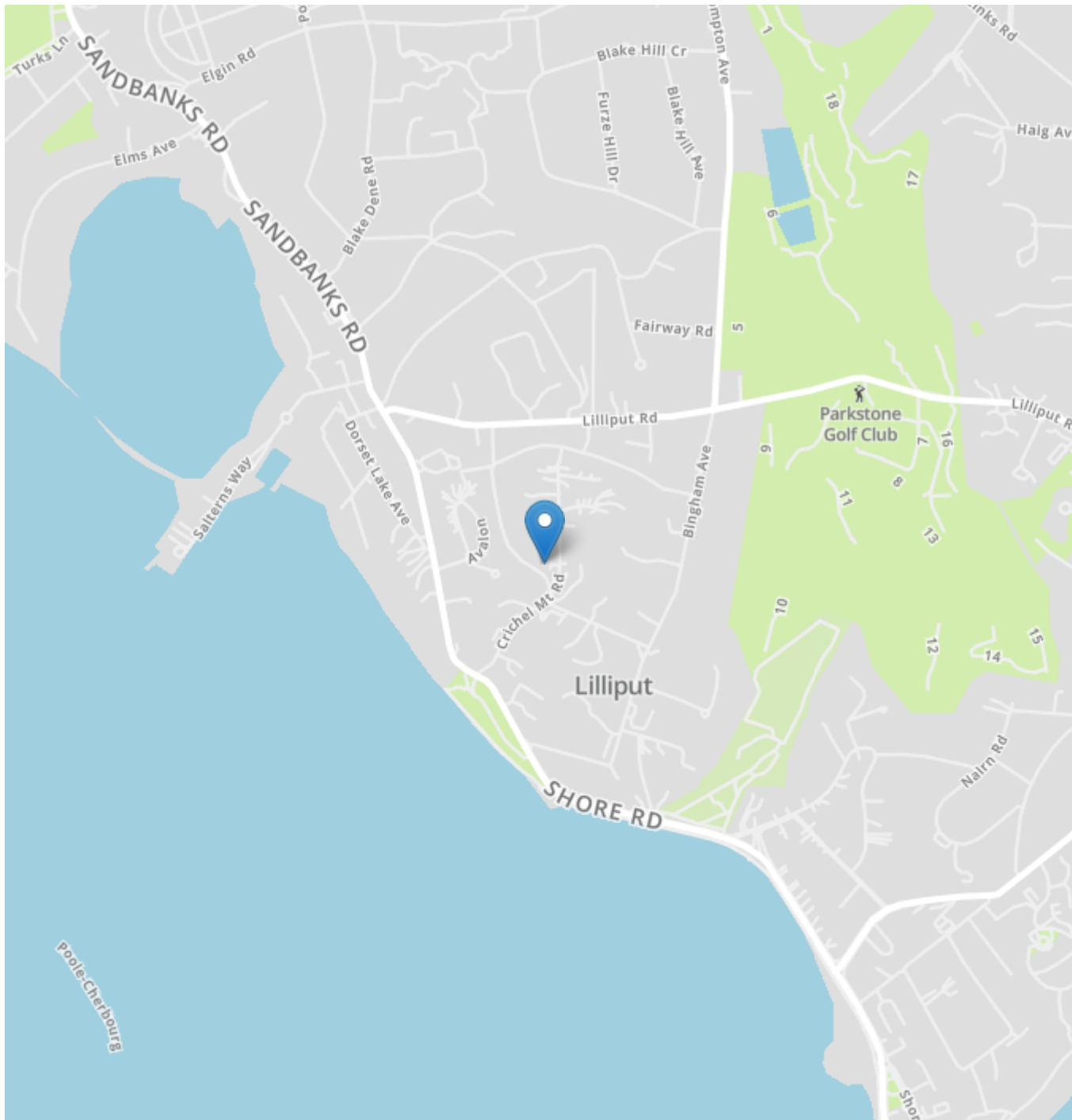
## About Mays


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 and letting property 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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### Mays Estate Agents - LETTINGS

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# MAYS

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