

FOR SALE

Flat 9 Hive Gardens, 69 Chaddesley
Glen, Sandbanks, Poole, Dorset
BH13 7PD



PHILIPPA SOLE



£550,000

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Outstanding Harbour views

Superb private terrace

Pristine condition

Share of freehold

2 Bedrooms

Garage and allocated parking space

Pet friendly

No forward chain

Council Tax Band E - £2503.40

Ground rent - £550.89 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

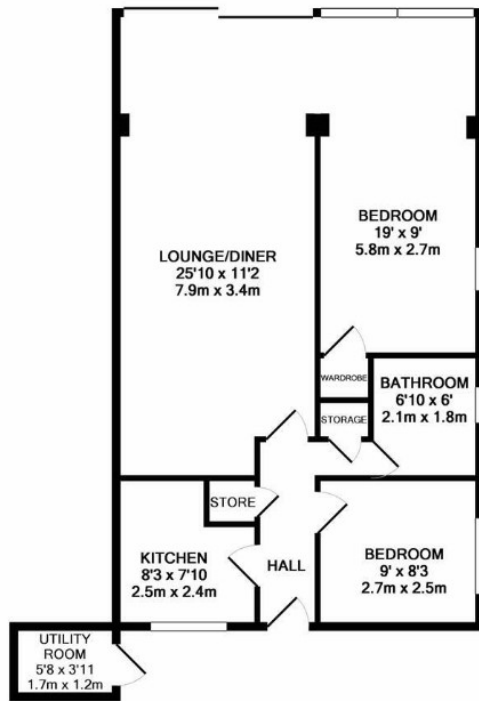
With its breathtaking panorama, this is a fantastic opportunity to acquire a 2 bedroom ground floor apartment with its own entrance and private south facing terrace, located just 50m from the shoreline of Poole Harbour and beaches.

As you enter through a private front entrance, you are struck by the panoramic views of Poole Harbour visible from the floor-to-ceiling patio doors that lead on to the private terrace. The living room exudes brightness and openness with a wonderful stylish decor, where the dining area smoothly connects with the view due to the cleverly positioned oversized mirror that reflects the panoramic vista. The main bedroom shares a stylish seating area with the living space and benefits from the exceptional view. The second bedroom is perfect for a guest bedroom or could be used as a large home office or second lounge. Wooden flooring throughout, a good-sized bathroom with bath/shower and a contemporary kitchen boasting high-quality finish and modern appliances showcases the elegance of this property. There is a convenient utility store outside under a covered entrance that houses the washing and drying machines and cleaning storage. Diagonally opposite is a private garage, perfect for storing bigger items such as water sports and outdoor equipment. The spacious terrace is south facing and basks in sunshine all day long. In the evenings you can enjoy wonderful pink skies as the sun sets over Poole Harbour. With a covenant in place protecting the boundaries, this really is a fantastic opportunity to purchase a bolthole by the sea with a fantastic view and the added convenience of storage and pets also being allowed.

Location

Located in a secure gated development in Chaddesley Glen 50m from Poole Harbour, and 500m to the beach. This residence is ideally positioned for the water sport enthusiast with the shoreline of Poole Harbour being on the doorstep. Sandbanks enjoys international acclaim for its water sports and boating facilities. Canford Cliffs Village is 1km away offering a number of bistros and restaurants and Sandbanks itself has Rick Steins Seafood Restaurant, and other popular hangouts such as the Jazz Cafe, The Tandy and much-awaited Rockwater (due to open Summer 2024). There are exceptional opportunities for walking, cycling, and horseback riding along the Jurassic Coast World Heritage site, renowned for its breath-taking scenery and dinosaur fossils. The Sandbanks car ferry, connects Poole to the esteemed 'blue flag' beaches at Shell Bay, Studland, Swanage, and the Isle of Purbeck. The nationally celebrated Lighthouse Centre for the Arts is also the residence of world-rekknowned Bournemouth Symphony Orchestra. Poole Railway station offers direct services to Southampton Airport and London in around 2 hours.





TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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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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			
England, Scotland & Wales		70	77
EU Directive 2002/91/EC			

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