

Flat 1 Witley, 387 Sandbanks Road,
Evening Hill,
Poole, BH14 8HR



A unique opportunity to acquire a spacious two double bedroom ground floor apartment set on Evening Hill, with spectacular views across Poole Harbour and beyond.

£ 850,000







Situation and Description

Evening Hill is an exclusive enclave, situated between Lilliput and the world famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns Marina, makes 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.

Witley is a highly sought after purpose built development set in beautifully maintained grounds, occupying a prime position on Evening Hill.

This bright and spacious two double bedroom ground floor apartment is conveyed with the most beautiful of water views across Poole Harbour and Brownsea Island, with the Purbeck Hills and Old Harry Rocks in Studland Bay 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, complete with fitted wardrobes. The main bedroom is served by a large modern en suite bathroom, with a second bedroom 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 nearby communal water tap.

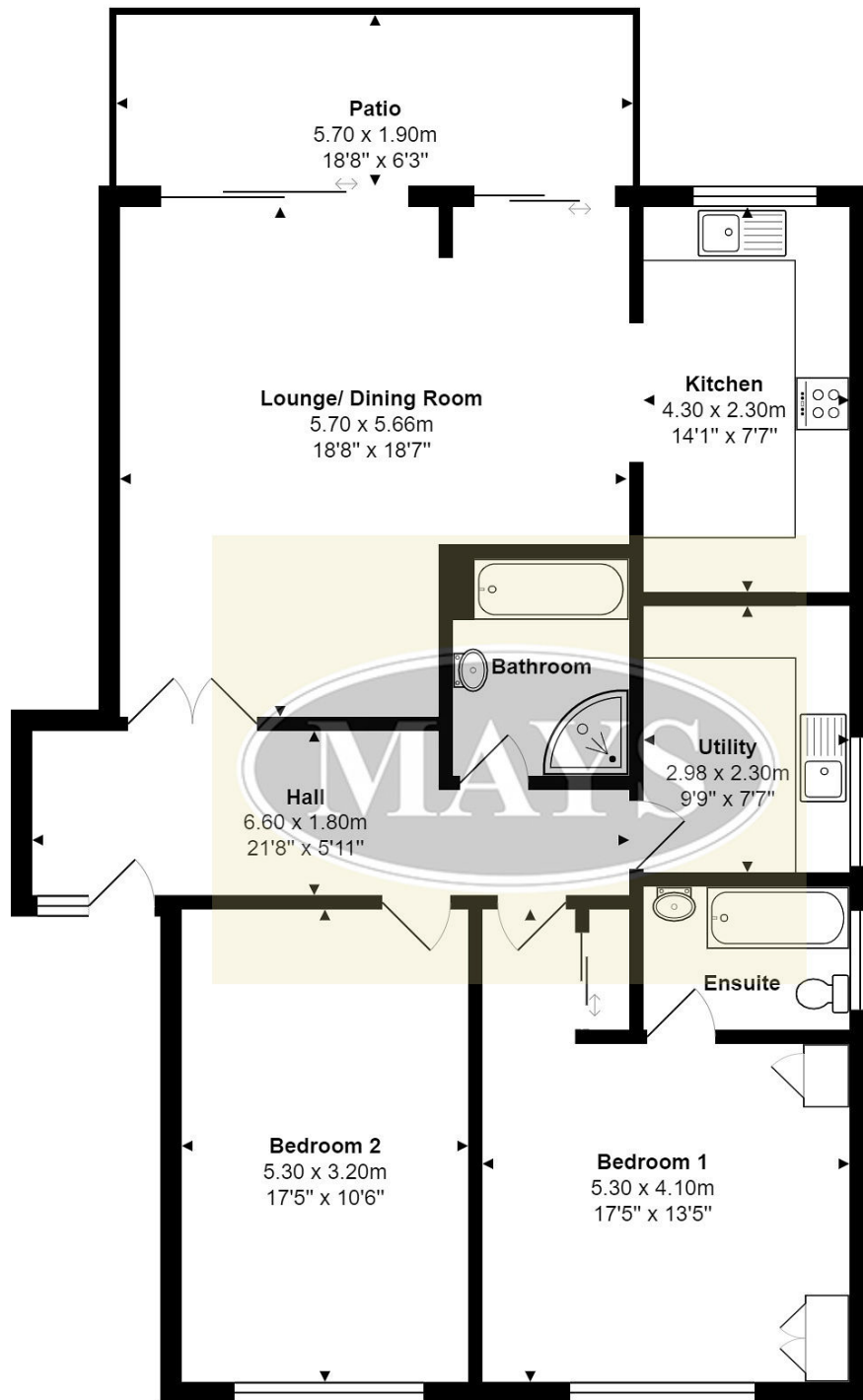
To fully appreciate this outstanding ground floor apartment and breath-taking views, an internal viewing is highly recommended.

Management company: Owens & Porter

Tenure: Share of Freehold

Service charge: approximately £3,600 pa - to include buildings insurance, window cleaning, gardens and general maintenance

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



All measurements are approximate and for display purposes only







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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