

FOR SALE

Flat 5, 3 Sandacres, Banks Road,  
Poole, Dorset BH13 7PW



PHILIPPA SOLE



Offers over £500,000

—

Just meters from Poole Harbour & Sandbanks Beach

Harbour views from the large south-west facing terrace

2 double bedroom first floor apartment

3rd bedroom / study

Holiday lets permitted

Allocated parking

No forward chain

Dogs allowed under licence

Council Tax Band D: £2,048.24

£2,571 per annum

Leasehold

[Click here for virtual tour](#)

## About this property

With the sound of the sea, this beautifully presented 2 double bedroom + study, 1st floor apartment is just across the road to the world famous Poole Harbour and the award winning beaches of Sandbanks. Ideal investment opportunity as holiday lets are permitted and the added bonus of no forward chain.

Accessed via stairs and lift this apartment offers so many choices, either as a main or second home by the sea or simply as an investment, as this is one of the few properties in Sandbanks where holiday letting is allowed. With high ceilings and neutral decoration, there is a feeling of spaciousness throughout. The modern kitchen is fitted with a range of high gloss units, various appliances and a sociable breakfast bar. This leads open plan to the lounge/dining room, a bright and spacious area thanks to a corner of windows and direct access on a large terrace. Bound by smoked glass and chrome balustrades the terrace, due to its size, feels like another room and enjoys stunning views across Poole Harbour. With two double bedrooms, the principle with air conditioning and an en suite shower room, plus there is a separate bathroom of the hallway. An absolute bonus of this apartment is the office with fitted wardrobes, this room providing a variety of uses. The property is offered with two allocated parking spaces and also worthy of note, pets are permitted under licence.

## Location

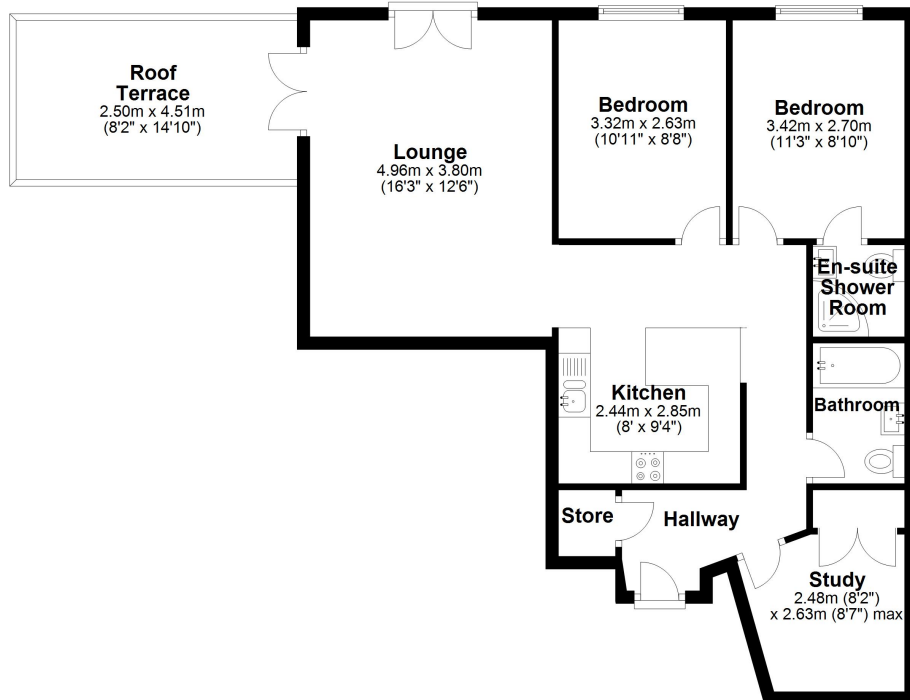
Location, Location, Location! Highly sought-after being just 150m from the award-winning beaches at Sandbanks and directly opposite Poole Harbour. There are a number of ideal entertainment and dining options on the doorstep, including the neighbouring Sandbanks Hotel, popular Jazz Café at Shore Road Beach, Harbour Heights Hotel for al-fresco drinks with a view or for something a little more special, Rick Stein's seafood restaurant is a short stroll away. The chain ferry on Sandbanks Peninsula takes you into the heart of the stunning Purbecks with further natural beaches and the seaside town of Swanage, ideal for a day trip on the open top Purbecks Breezer bus, with a stop right outside. There are numerous local marinas and yacht clubs to choose from should you wish to store or hire a boat. The nearest train station at Parkstone provides a direct line to London Waterloo in approx. two hours making this a perfect holiday home or rental location.





### Floor Plan

Main area: approx. 70.4 sq. metres (757.4 sq. feet)  
 Plus roof terrace, approx. 11.3 sq. metres (121.4 sq. feet)



Main area: Approx. 70.4 sq. metres (757.4 sq. feet)  
 Plus roof terrace, approx. 11.3 sq. metres (121.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999