

FOR SALE

Flat 9, 28-30 Honeywood House,  
Alington Road, Poole, Dorset BH14  
8LZ



PHILIPPA SOLE





£849,000

Just over 200m from Poole harbour

Harbour views

3 double bedrooms

En-suite to master

L-shaped lounge / diner

Kitchen / Breakfast Room

Fully refurbished throughout

Tandem garage and parking space

Council Band F: £2667.80

Maintenance £2375 PA

Share of Freehold

[Click here for virtual tour](#)

## About this property

A beautifully presented and refurbished three double bedroom, 2 bathroom, second floor apartment approaching 1500 sq ft and affording lovely views over Poole Harbour. Featuring a large L-shaped lounge/diner, kitchen/breakfast room, south-facing terrace and oversized garage. The property is offered with a share of freehold with 998 years remaining. Pets are allowed under license as visitors (not to remain at the property full time). Holiday lets are not permitted.

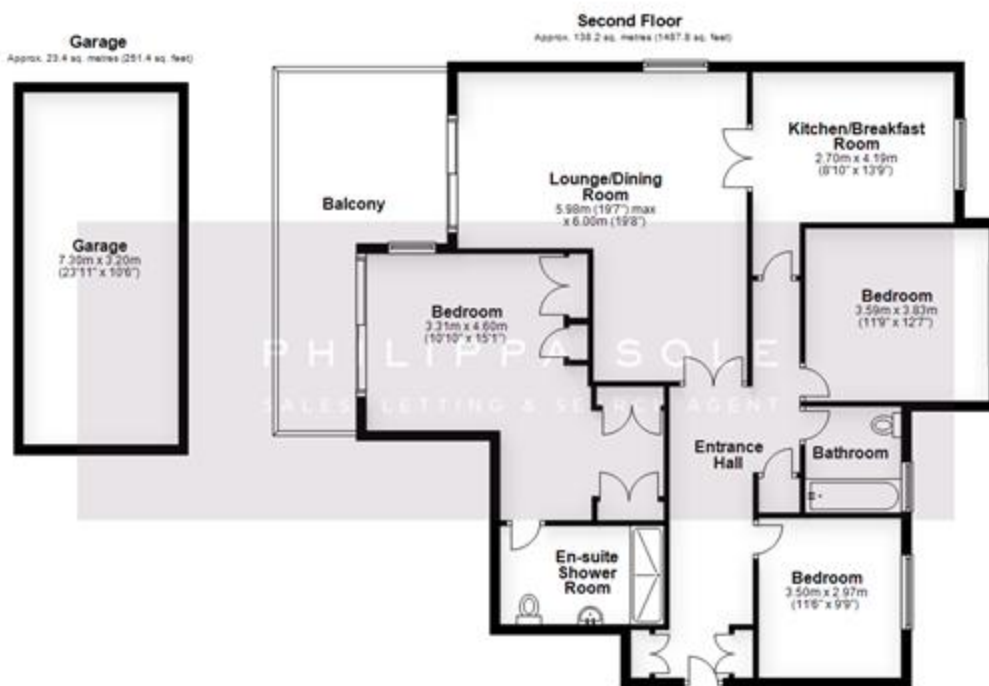
This bright and spacious, 3 bedroom apartment has been refurbished throughout. A light and spacious entrance hall greets you as you enter the apartment. The modern kitchen boasts a range of integrated appliances complemented by a quartz worktop and breakfast bar as well as a bespoke drinks cabinet with ambient lighting which features throughout the kitchen. From the kitchen, double doors lead to the large L shaped lounge/diner. Light floods this room from its double aspect and patio doors that lead onto a good sized south facing terrace with views towards Poole Harbour. The main bedroom also enjoys harbour views and has a range of fitted wardrobes and a contemporary ensuite featuring a large walk in shower, large tiling and built in furniture. The family bathroom follows the same contemporary feel with a large bath with shower over and matching bathroom cabinetry. The two guest double bedrooms overlook the entrance with the larger of the two having fitted wardrobes. The apartment has been redecorated and features new carpet and flooring throughout, new windows and underfloor heating in the bathrooms. Honeywood House is nestled in well maintained gardens with visitor parking to the front and to the rear is an alarmed tandem garage and allocated parking space.

## Location

Located under 250m from the harbour, just off a prestigious tree-lined avenue and within easy access to the shores of Poole Harbour and local sandy beaches at Sandbanks. The village of Lilliput is within a quarter of a mile, with its marina, mini supermarkets, coffee shops and restaurants. For more diverse shopping, the towns of Poole and Bournemouth are within easy reach whilst the local train station at Ashely Cross provides a direct line in London Waterloo in under 2 Hours.







Total area: approx. 161.6 sq. metres (1739.2 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 566006). Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	80
EU Directive 2002/91/EC			

PHILIPPA SOLE

enquiries@philippasole.co.uk — [www.philippasole.co.uk](http://www.philippasole.co.uk) — 01202 747999