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Flat 9, The Everglades 8a Lindsay Road, Poole - BH13 6AR

£650,000







# Flat 9, The Everglades

8a Lindsay Road, Poole

Set on the top floor of an exclusive and architecturally refined development, this beautifully appointed apartment delivers an exceptional standard of modern coastal living, just moments from the vibrant heart of Westbourne. Completed approximately four years ago. The property is a true blend of thoughtful design, luxury finishes, and peaceful surroundings.

- Stunning penthouse apartment with wrap a round balcony
- Just .2 miles to Branksome Train Station
- Exceptional presentation throughout
- 3 good size bedrooms with luxurious bathroom and En-suite to principle bedroom
- Underfloor heating throughout
- Covered by the remainder of the NHBC warranty
- Brilliant location, positioned between Westbourne and Penn Hill and award winning beach within 2 miles
- Perfect as a main or second home
- 2 allocated parking spaces
- Pets allowed under licence
- Share of Freehold 996 years remaining
- Maintenance £4318 p/a
- 1321 sq/ft
- EPC Rating: B





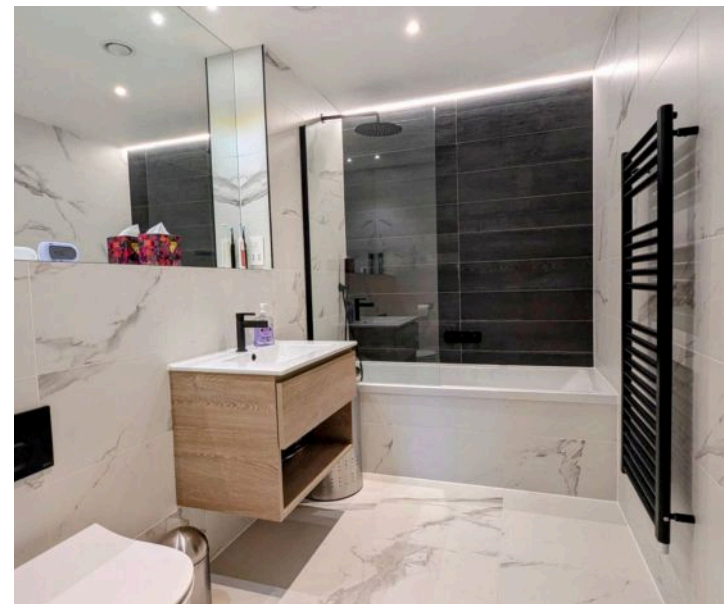
Approached via a private drive, the building offers a discreet and secure setting that immediately sets it apart. A stylish communal entrance hall with lift access welcomes both residents and guests, reflecting the high level of care and quality found throughout the property.

Inside, the apartment opens into a spacious open-plan living, dining, and kitchen area, perfectly designed for both everyday comfort and entertaining. The kitchen is a particular highlight, featuring sleek two-tone cabinetry, premium Italian quartz worktops, integrated Neff appliances, and a central island with a breakfast bar, induction hob, and built-in wine cooler. Floor to ceiling triple glazed windows and doors flood the space with natural light and lead to an extensive wraparound terrace ideal for alfresco dining, hosting friends, or simply relaxing in the serene, tree-lined setting.

Accommodation includes three versatile bedrooms. The principal suite enjoys direct access to the terrace, a dedicated dressing area with bespoke built-in storage, and a luxurious en-suite shower room. The second bedroom features full-height windows and fitted wardrobes, while the third offers flexibility as a home office or guest room, also with floor-to-ceiling glazing. A separate family bathroom continues the apartment's high standard of finish and design.

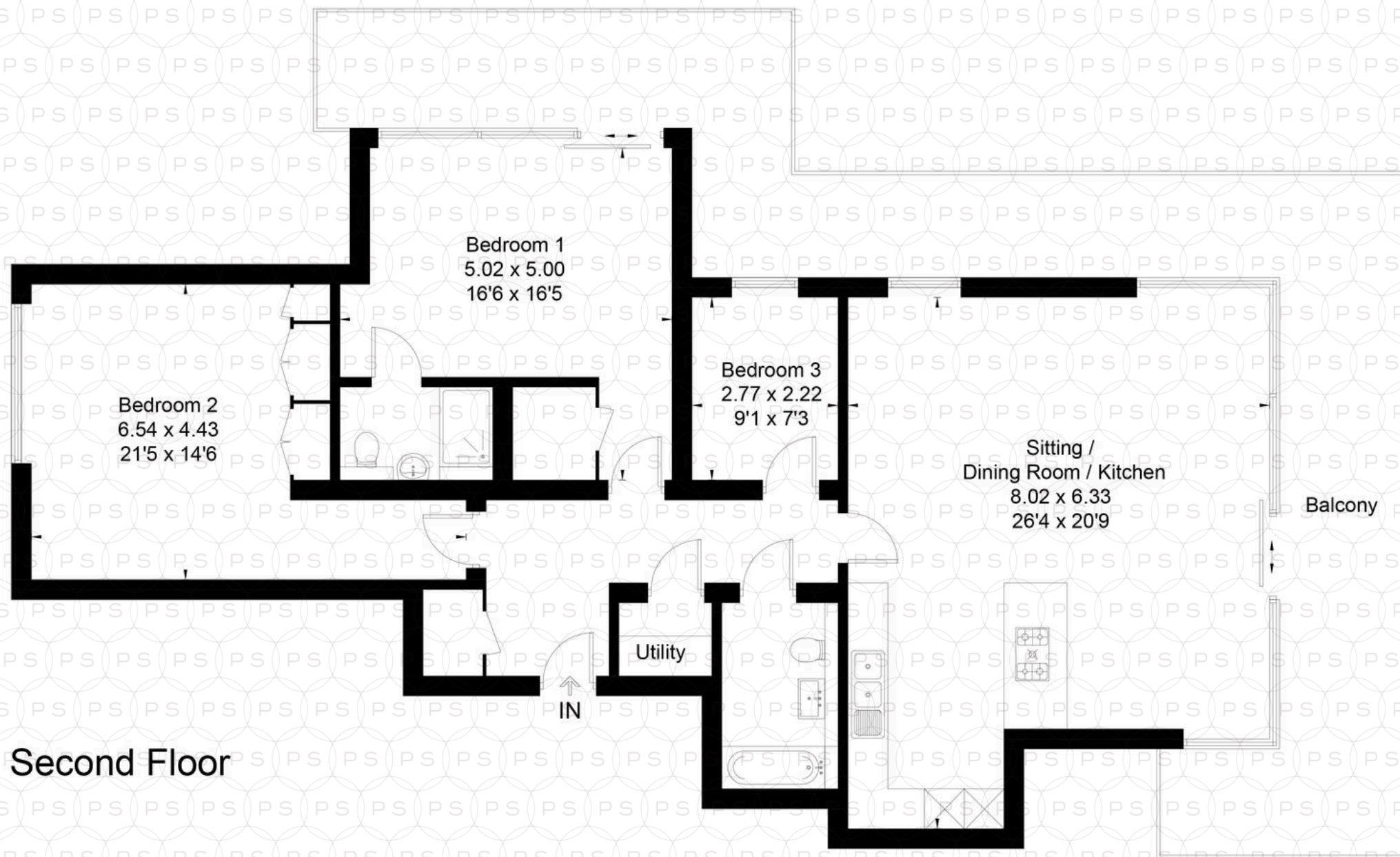
### Location

Nestled between the desirable areas of Westbourne and Penn Hill, this sought-after development offers both privacy and convenience. Residents are just a short walk from an array of cafés, restaurants, boutique shops, and everyday amenities. Branksome railway station is approximately 10 minutes away on foot, providing direct links to London Waterloo in under two hours. For outdoor enthusiasts, Branksome Chine Beach is nearby, reachable by car or a scenic walk through the wooded paths of Branksome Park. While Poole Harbour, famed for its sailing and watersports, is just a short drive away. This is an exceptional opportunity to live in such a vibrant location.





Approximate Floor Area = 122.7 sq m / 1321 sq ft



## Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89565





## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

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

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