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Apartment 2, Tides, 324 Sandbanks Road, Evening Hill, Poole BH14 8HY
£2,695,000

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Apartment 2 Tides

An exceptional four bedroom, three bathroom elevated ground floor apartment enjoying direct water frontage and breathtaking south west views across Poole Harbour towards Brownsea Island and the Purbeck Hills. Extending to over 2,100 sq ft, Flat 2 forms part of Tides, an exclusive development of only four apartments built by award winning Wyatt Homes in 2011.

- Direct waterfront position overlooking Poole Harbour
- Four bedrooms and three ensuite bathrooms
- Flexible fourth bedroom or study
- Principal suite with private balcony and walk in dressing room
- Guest suites positioned separately at the front
- Just under 500 sq.ft of private terraces and balconies
- Direct water access via the development's oversized slipway
- Communal boat store
- Single garage, allocated parking and secure gated entrance
- Internal floor space: Over 2,100 sq.ft.
- Council Tax Band H: £4799.98
- Share of Freehold, 984 years remaining
- EPC rating B
- Annual maintenance £4,000.



ABOUT THE PROPERTY:

An impressive entrance hall establishes the generous scale of the accommodation. The principal living space combines the kitchen, dining and sitting areas within a beautifully proportioned open plan arrangement. Full height doors frame the harbour outlook and open onto the substantial waterfront terrace, allowing the south west light and views to define the interior.

The principal bedroom is positioned at the rear, overlooking the water, with doors onto a private balcony, a walk in dressing room and a luxurious ensuite bathroom with bath and separate shower. Two further double bedroom suites are positioned at the front, creating valuable separation between the principal and guest accommodation. Both include fitted wardrobes and private ensuite shower rooms. A fourth bedroom provides flexibility as a study or home office. A separate utility room, guest cloakroom, underfloor heating and extensive storage complete the interior.

OUTSIDE SPACE:

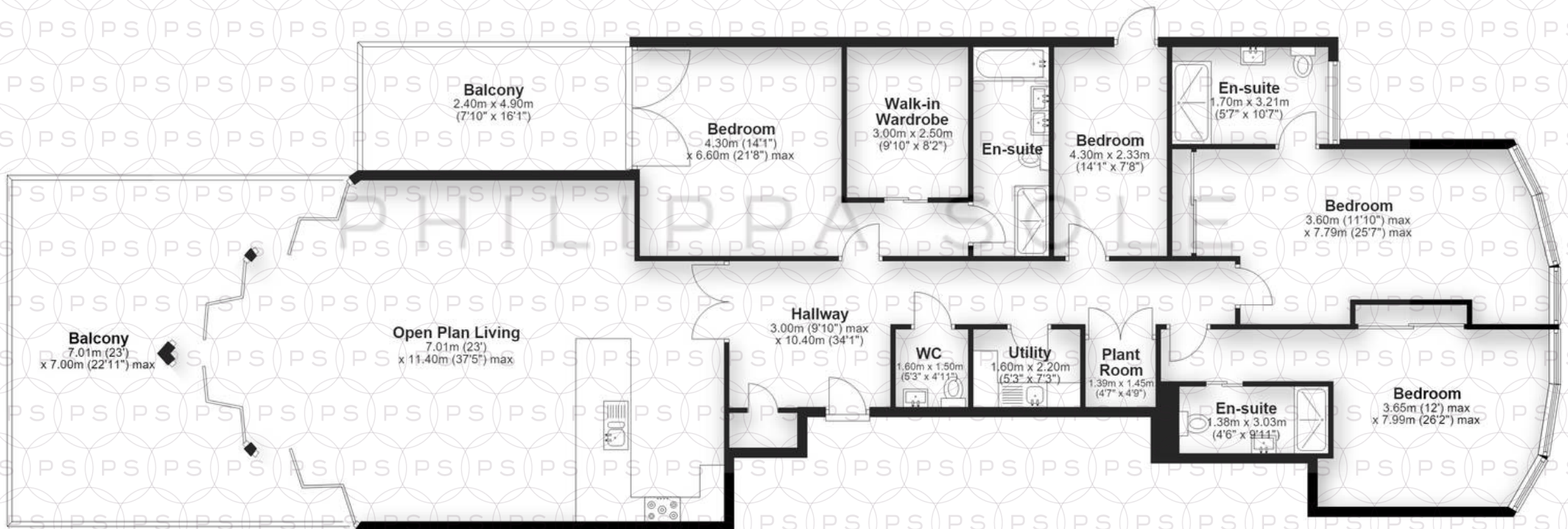
The apartment enjoys just under 500 sq ft of private terraces and balconies, positioned to capture the afternoon sun and sunsets across the harbour. Residents have direct access to the water through the development's oversized slipway, together with use of a communal boat store. A single garage with power and light, allocated parking and a secure gated approach provide valuable practicality.

LOCATION:

Tides occupies a rare position directly beside Poole Harbour, with far reaching views across Brownsea Island towards the Purbeck Hills. Its Sandbanks Road setting provides immediate access to the water for boating, paddleboarding and kayaking. Lilliput village offers cafés, restaurants, a bakery and everyday shops, while Sandbanks is renowned for its sandy beaches, yacht clubs, waterside dining and access to the Studland chain ferry.



Apartment



Main area: Approx. 199.5 sq. metres (2147.1 sq. feet)
Plus balconies, approx. 45.9 sq. metres (494.8 sq. feet)

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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 (Tel: 01202 556006)
Plan produced using PlanUp.

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