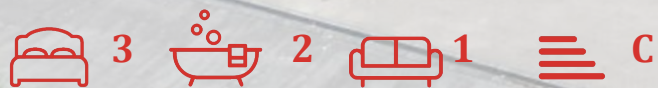




**Witely, Sandbanks Road**

Poole, BH14 8HR



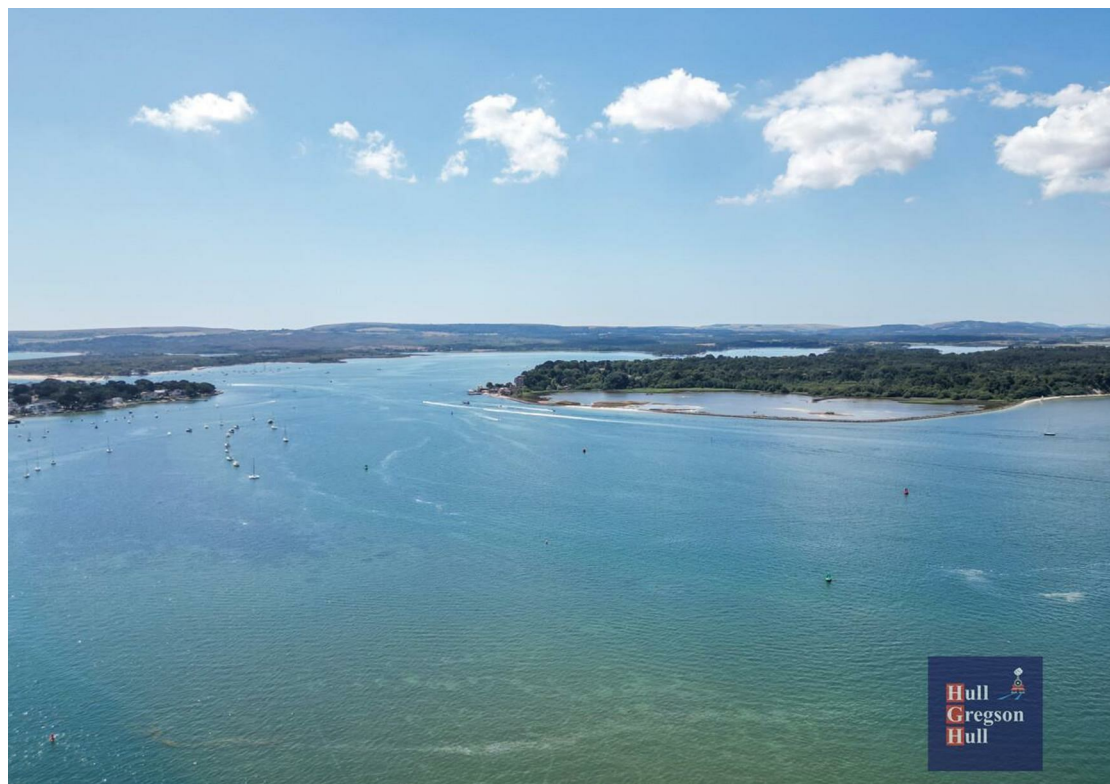
**Share of Freehold**



## 387 Sandbanks Road

Poole, BH14 8HR

- Superior Ground Floor Apartment
- Sandbanks and Jurassic Coast Close By
- Fabulous Views to Poole Bay and the Purbeck Hills
- Spacious Reception/Dining Room
- Two/Three Bedrooms, (Main Bedroom with En Suite Bathroom)
- Smart Kitchen
- Southerly Facing Terrace
- Utility Room
- Large Garage
- No Forward Chain

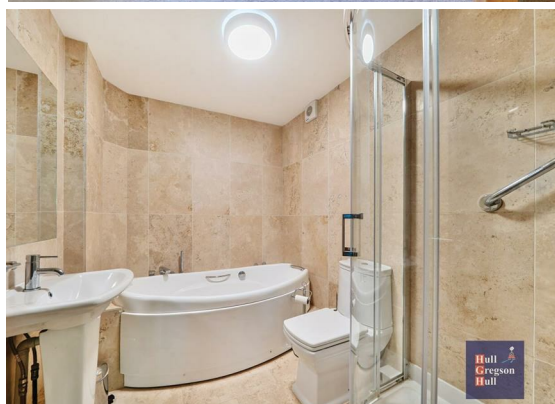




In a PRIME LOCATION and with SUPERB VIEWS to BROWNSEA ISLAND and SANDBANKS, this SUPERIOR, GROUND FLOOR APARTMENT boasts a LARGE, SEA-FACING TERRACE, SPACIOUS ACCOMMODATION and LARGE GARAGE.

'Witley' is a residential complex of some sixteen modern apartments and is situated approximately one mile equidistant from Lilliput village and the renowned sandy beach at Sandbanks which stretches for three miles along the coast to Bournemouth and which hosts annual sporting events such as handball and sand polo. The Bramble Bush Bay chain ferry to Studland and the Jurassic Coast is approximately two miles distant and opposite the complex, Poole Bay, famed for its watersports such as sailing, kayaking and windsurfing and the Salterns Boat Marina.

A secure main entrance door allows access into the block with the door to the apartment immediately ahead. A spacious hallway greets you and double doors revealing an impressive, southerly facing reception room arranged as sitting room and dining area, a perfect and



convivial space to host dinner parties with your family or close friends. The sitting area allows for plenty of freestanding furniture and settees positioned to enjoy the outlook and, in addition, the dining area allows space to position a large dining table and chairs.

Two sets of sliding doors invite you onto a large, sheltered private terrace which not only provides an outstanding viewpoint towards Brownsea Island and the Purbeck countryside and hills in the distance but also an excellent spot to enjoy year long the sunshine and fresh sea air.

An alcove from the lounge opens into the Kitchen, tastefully designed with picture window looking towards the sea over well-tended communal gardens. It comprises a good range of gloss cabinetry with contrasting, marble effect worktops and integral appliances including six burner gas hob with modern filtration hood over, double electric eye-level oven, fridge/freezer and dishwasher.

Return to the hallway to find Bedroom One which would make an excellent guest room offering plenty of built-in storage and a pleasant open outlook to mature trees and shrubs. An elegant bathroom sits en suite boasting tiled floors and white bathroom combination of bath, vanity unit and WC.

Bedroom Two has a similar outlook and a range of built-in wardrobes. This bedroom is served by the fully tiled bathroom opposite comprising a suite of jacuzzi bath tub, shower cubicle, wash basin and WC.

The accommodation is completed by a Third Bedroom currently used as a the laundry/utility room which has space for washing machine, dryer and further storage space.

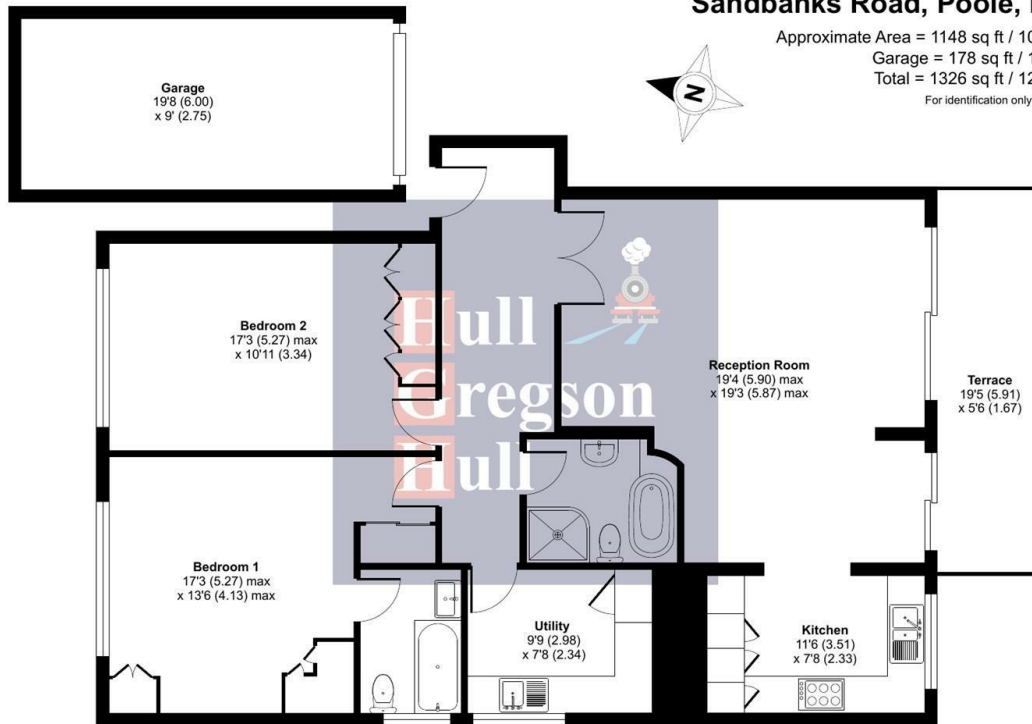
To the rear of the complex a large garage in a block provides an ideal space to store sporting equipment. It measures 6m x 2.75m internally and has up and over door, light and power.

This fabulous apartment has a lovely sea view and is located in one of the most sought-after areas on the south coast. It would make an superb property for relaxation or an enviable weekend destination for you and your sport or outdoor loving family and friends.



## Sandbanks Road, Poole, BH14

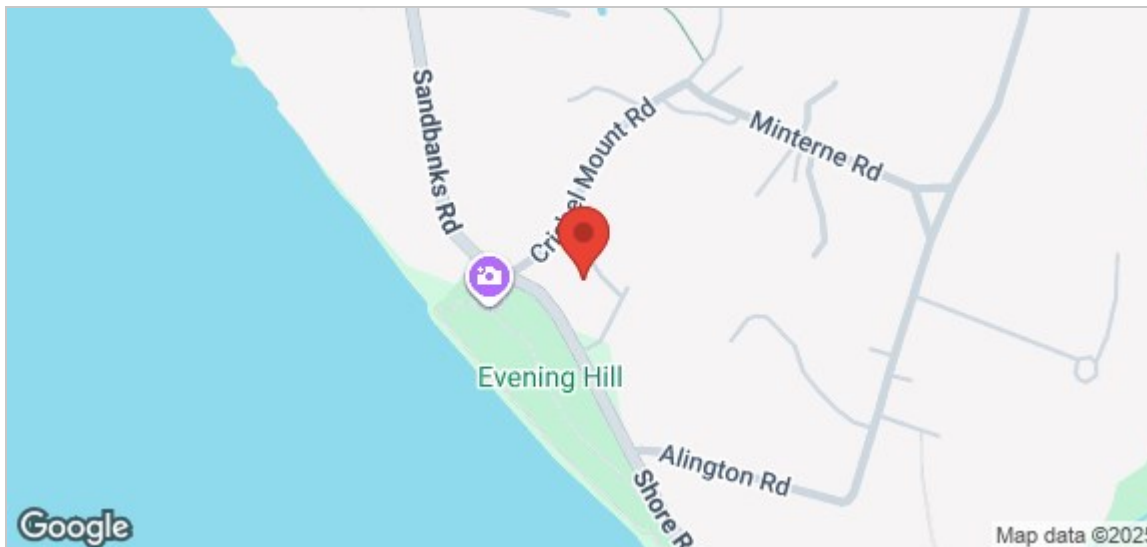
Approximate Area = 1148 sq ft / 106.6 sq m  
Garage = 178 sq ft / 16.5 sq m  
Total = 1326 sq ft / 123.1 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1324000



Reception Room 19'4" max x 19'3" max (5.90m max x 5.87m max)

Kitchen 11'6" x 7'7" (3.51m x 2.33m)

Bedroom One 17'3" max x 13'6" max (5.27m max x 4.13m max)

Bedroom Two 17'3" max x 10'11" (5.27m max x 3.34m)

En Suite Bathroom

Bath/Shower Room

Utility/Laundry 9'9" x 7'8" (2.98m x 2.34m)

Terrace 19'4" x 5'5" (5.91m x 1.67m)

Garage 19'8" x 9'0" (6.0m x 2.75m)

### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Purpose Built Ground Floor Apartment

Property construction: Standard

Tenure: Leasehold with Share of the Freehold - (Lease until 2167). Maintenance charge is approximately £4,430 per annum. Residential lets permitted, no holiday lets. Pets are not permitted.

Council Band: F

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

### Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

| Environmental impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |