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Poole, Dorset, BH15 1EG
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Quay LIVING







Sandpiper House, Harbour Reach, Poole

Poole, BH15 4GE

£345,000 Leasehold



- **Stunning Harbour Views**
- **Two Double Bedrooms**
- **Third Floor with Lift**
- **Gas Central Heating**
- **South-Facing Balcony**
- **Two Bathrooms**
- **Two Car Parking Spaces**
- **EPC B**

A stunning opportunity to acquire an immaculate modern apartment with direct harbour views and a spacious south-facing balcony. This third-floor home boasts two spacious double bedrooms, two bathrooms and a bright open-plan lounge/diner/kitchen with delightful waterside views towards Round Island and the Purbecks beyond. The property comes with TWO allocated secure parking spaces, plus visitors' parking. With direct access to Hamworthy Park and beach, a Tesco Express just two minutes' walk away, and the restaurants of Poole Quay being a mere 10 minute stroll, this location really is unbeatable!





Hallway
Entered from the third floor communal hallway, with lift and level access from car park, exterior and podium levels. A 'T'-shaped hallway with full-height store cupboard and boiler cupboard housing a modern Weissman gas boiler. Pendant light, door entryphone, radiator, wall thermostat, grey timber-effect floor covering. Six-panel doors to principal rooms.

Reception Room
A modern open-plan lounge, kitchen/diner with feature pendant lighting, double-glazed tilt-and-slide patio doors, radiator and timber-effect floor covering. Kitchen with a comprehensive range of timber-veneered base cupboard and underlit wall units and contrasting cream worksurface incorporating a four-burner gas hob with extractor over and electric oven beneath. Cream tiled splashbacks. Inset 1.5-basin sink with drainer and chrome mixer tap. Spaces for full-height fridge/freezer and plumbing for dishwasher and washer/dryer. Patio door to balcony;

Balcony
A glorious south-facing balcony, offering unrestricted views across Poole Harbour with ample space for dining and relaxing. Aluminium decking and perforated metal balustrading and space for outside storage.

Bedroom One
A spacious double bedroom with pendant lighting and harbour-facing window offering mesmerising harbour views. Fitted double wardrobe, radiator, fitted carpet, door to en-suite;

En-suite
With 3-arm pendant light fitting, extractor fan, fitted radiator, walk-in corner shower with mosaic wall tiling, brushed aluminium frame and glazed concertina door. Low-level WC, wash basin with chrome mixer tap, shaver point and chrome towel rail. Grey plank-effect floor covering.

Bedroom Two
Generously proportioned double bedroom with combined ceiling fan and pendant light, top-hinged south-facing window with delightful harbour views. Fitted double wardrobe, radiator, fitted carpet.

Bathroom
Luxuriously-finished bathroom with full-height gloss wall tiling, three-arm light fitting and ceiling extractor. White three-piece suite with bath with shower over and glazed screen and riser rail. Wall-mounted hand basin with chrome mixer tap, storage cupboard below and feature mirror over. Wall-mounted, push-button low-level WC. Chrome ladder-style towel rail and chrome-and-glass shelving unit. Shaver point. Timber-effect floor covering.

Outside
Externally, a podium-level piazza offers paved communal outside space with pergola seating and a children's play area. A link bridge provides direct access to the green expanse of Hamworthy Park and the Harbour's edge.

Parking
The property is conveyed with two private car parking spaces in the secure undercroft garage, accessed via electric gates.

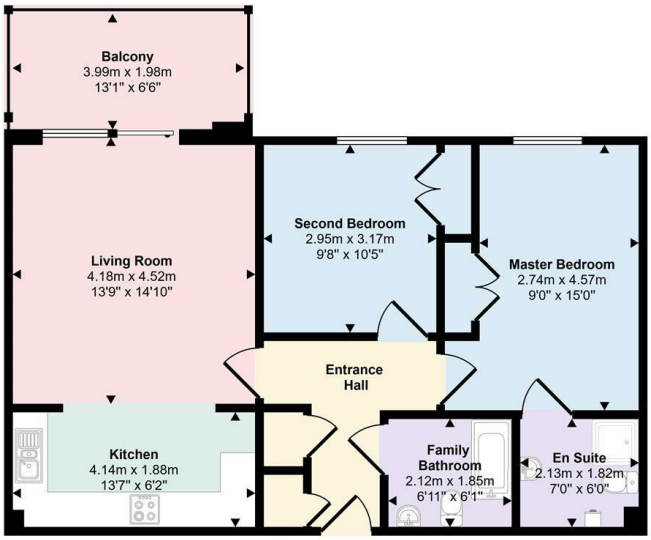
Tenure
The property is long-leasehold for a term of 250 years from 2005 with 229 years unexpired.
Ground rent £125pa, with reviews to 0.0004166% of capital value in 2031 and 25-yearly thereafter.
Service Charge 2026/27 = £3,993pa

Material Information
Timber frame construction with a mixture of rendered, rainscreen-clad and brick-clad elevations.
Environment Agency Flood Risk - Very Low
Broadband Standard 12Mbps Superfast 80 Mbps
Mobile 'Phone Coverage Vodafone 84% EE 81% 3 80% O2 72%
Council Tax Band D and EPC Rating B



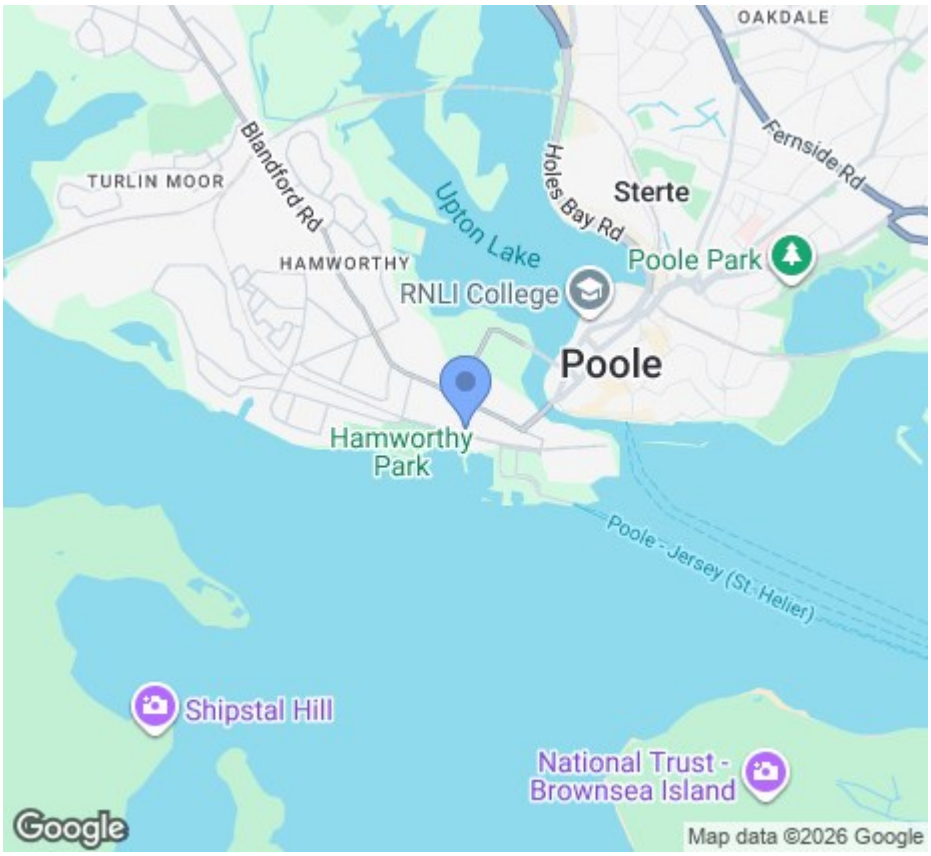


Approx Gross Internal Area
71 sq m / 759 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

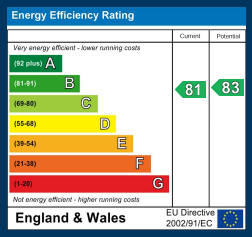












Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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