



Flat 2, Haven Court

BANKS ROAD, SANDBANKS, POOLE, DORSET, BH13 7QG

Tailor Made

ESTATE AGENTS



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Seaside escape...

A well-presented, bright and spacious, ground floor apartment situated on the famous Sandbanks Peninsula within easy walking distance of the golden sandy beaches and the chain ferry across to Studland Bay. Haven Court is the perfect second home purchase for those seaside getaways or to use as a holiday rental investment opportunity reflecting the property's versatile living options.

- Sought-after seaside location
- Coastal views of the harbour ferry
- Ground floor apartment with private garden
- Close to amenities
- Holiday let potential
- Pets considered on license
- Garage and allocated parking space
- Additional communal grounds

Local Authority: BCP Council, Bournemouth • Tax Band: • EPC: D



FOR SALE: SHARE OF FREEHOLD



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ACCOMMODATION

A neatly maintained communal lawned area leads you into Haven Court's entrance where apartment two is located on the block's ground floor. Step into the welcoming hallway framed by large glass panes that allow lots of lovely natural light to flood through, a theme which continues throughout the property.

On your right, you'll find the inviting lounge/dining area, a neutral contemporary space with expansive windows that look out onto the pleasant lawns and shrubbery. Cast your eyes further for a glimpse of the glistening waters. Soft colour palettes and natural tones make this room an ideal spot for rest and relaxation after a day spent at the beach or exploring the coastal location. Additionally, there is plenty of space for a dining table here to enjoy a family evening meal.

The kitchen features white wood-effect cabinets above and below, complimented by wooden countertops. This design harmonizes with the light wood-effect flooring. This culinary area offers ample space for all your kitchen essentials such as oven, dishwasher, and refrigerator. A door leads out onto a lovely private garden area with picket fenced edges around a lawn and patio space ideal for dining al fresco.

There are two spacious bedrooms, bedroom one is a comfortable space benefitting from built in wardrobes and overhead cupboards providing practical storage space. Bedroom two can accommodate either a double bed or two singles offering flexible sleeping arrangements and again has abundant storage space with built in wardrobes and cupboards above.

The apartment has a family bathroom and a separate W.C. The main bathroom has a floating sink feature and includes a bath with overhead shower.





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LOCATION

Internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun.

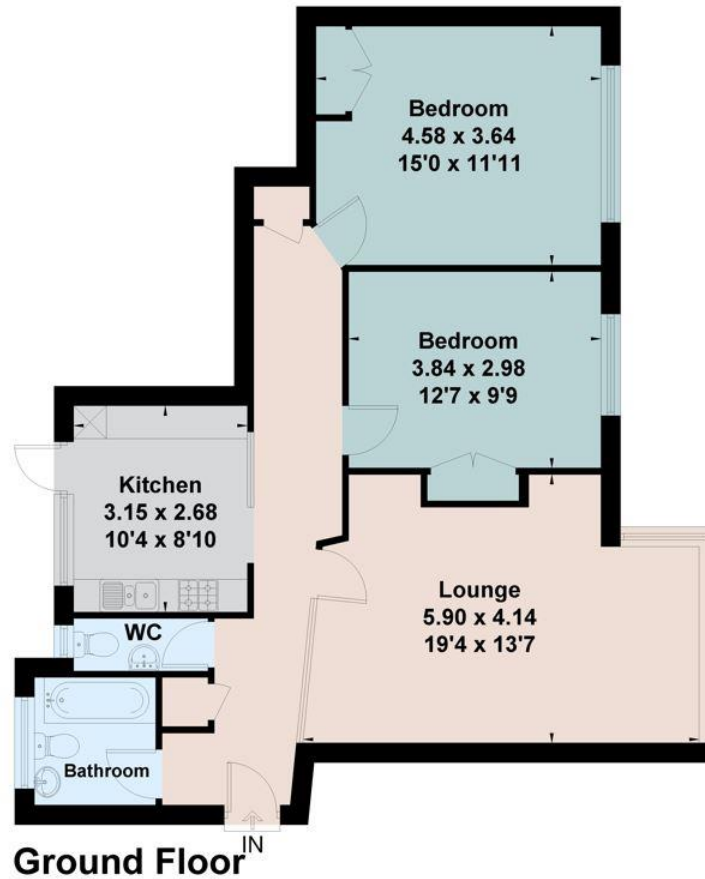
The beautiful award winning sandy beaches are only a short walk away while the open sea offers some of the best sailing and coastline right on your doorstep.

The Sandbanks Chain Ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside.

For eating out, the wonderful Rick Stein's restaurant, next to Tailor Made's office, is very popular and across the chain ferry is also the delightful The Pig On the Beach and Shell Bay fish restaurant. Sandbanks is also the home to the Royal Motor Yacht Club and Sandbanks Yacht Club.



Approximate Floor Area = 78.9 sq m / 849 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(54-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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