



*17, Hive Gardens*

CHADDESLEY GLEN, POOLE, DORSET, BH13 7PD

*Tailor Made*

ESTATE AGENTS



17, HIVE GARDENS | 2 | POOLE

## Panoramic Harbour views

This lovely holiday apartment is perfectly positioned to enjoy stunning sunsets over Poole Harbour. The layout has been reimagined by the current owner to make the most of the views and available space and includes a large private terrace.

- Perfect holiday home by the sea
- Panoramic harbour views
- Open plan kitchen/living space
- Private terrace
- Modern bathroom
- One double/one single bedroom
- Garage & allocated parking
- No forward chain
- Pets permitted

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



FOR SALE: SHARE OF FREEHOLD



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## ACCOMMODATION

Hive Gardens is a gated development of bungalows and two storey apartments set on Chaddesley Glen overlooking the harbour.

Set back from the road it has a gorgeous vantage point with a vista stretching from Sandbanks and the Isle of Purbeck in the East to Poole Quay in the west.

This apartment is on the ground floor on the rear block of the development and comes with allocated parking space and a garage conveniently situated just behind,

On entering the front door a hallway leads you through to a spacious and welcoming open plan kitchen/living/dining room with bifold doors onto a large private terrace, the whole space benefitting from panoramic views over the harbour.

The room is zoned with a modern, fully fitted kitchen including breakfast bar seating area to the rear and steps down to a cosy lounge and dining space.

Further accommodation includes a double bedroom with fitted wardrobes and a smaller single bedroom that would be suitable for bunk beds for family use. A well appointed modern bathroom completes the layout.

An exciting opportunity to acquire a perfect seaside second home!

Additional information:

Share of Freehold

Service charges circa £400 p/a

Pets on licence

No holiday letting







## LOCATION

Internationally acknowledged, Poole boasts the largest natural harbour in Europe 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 of Sandbanks are less than 450m away, while the open sea offers some of the best sailing along the southern coastline.

The Sandbanks Chain Ferry crosses the short stretch of water across to the Isle of Purbeck, giving access to the renowned bathing waters of Shell Bay and the prestigious area of Outstanding Natural Beauty that is Studland. Further afield, the towns of Swanage, Wareham and Lulworth Cove and the magnificent Jurassic coastline are all accessible.

For eating out, the global brand of Rick Stein is located on the Sandbanks Peninsula with its waterfront restaurant, extremely popular all year round. Other nearby restaurants include Ocean Palace, The Cliff, The Canford, The Tandy, Koh Thai, Lazy Jacks and The Jazz Cafe.

Across the chain ferry is also the delightful Pig On the Beach and Shell Bay fish restaurant. The world famous Compton Acres is a few miles away, offering a vast array of feature planting from around the world.

Sandbanks is also home to the Royal Motor Yacht Club and Sandbanks Yacht Club, with additional marinas in Lilliput and Poole Harbour, giving access to a fantastic selection of moorings and chandlery services for boat users.

**GROUND FLOOR**  
APPROX. 63.7 SQ. METRES (685.4 SQ. FEET)



**GARAGE**  
APPROX. 12.3 SQ. METRES (132.3 SQ. FEET)



**TOTAL AREA: APPROX. 76.0 SQ. METRES (817.6 SQ. FEET)**

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(54-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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