



Flat 6 Wentworth, Crichel Mount Road, Evening Hill, Poole BH14 8LT  
£375,000 Share of Freehold









### Evening Hill

The property is located on Critchel Mount Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies between Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

### Property Comprises

This top floor apartment is situated in a quiet and secluded location on Evening Hill just a 350m walk from the waters of Poole Harbour. The property comprises of two double bedrooms, a spacious living room, a dining room, a balcony and a garage. This would be an ideal second home, a lock up and leave or a full time home.

The block comprises of 12 apartments with a communal garden, plenty of ad hoc off-road parking and a dedicated garage for each flat. The apartment is reached via stairs or lift access with the front door opening into a central hallway giving access to all accommodation.

The living room is spacious and incorporates a dining area, light and airy with glazed access onto a good sized private balcony.

The kitchen is conveniently positioned immediately opposite to create a sociable semi-open plan feel to the space.

There are a further two double bedrooms, one of which is en-suite, both with fitted wardrobes. There is an additional guest w/c at the end of the hall. There are two large built in storage cupboards off the hall which completes the interior space of just under 900 sq ft.

### Additional information:

Share of Freehold

Service Charges £3,095 per annum (2024)

Pets not permitted

Holiday letting not permitted

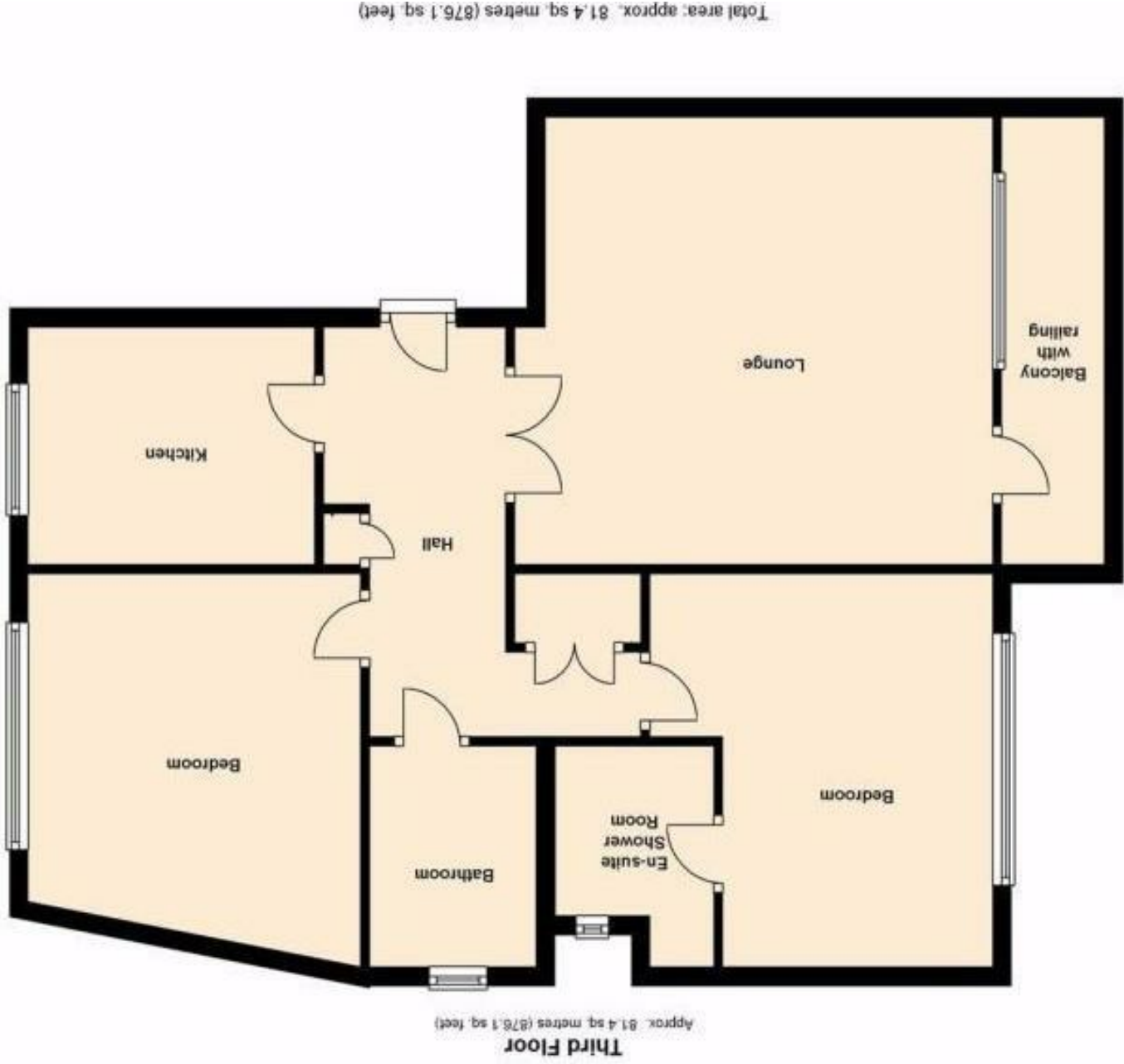


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All room dimensions given above are approximate measurements

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