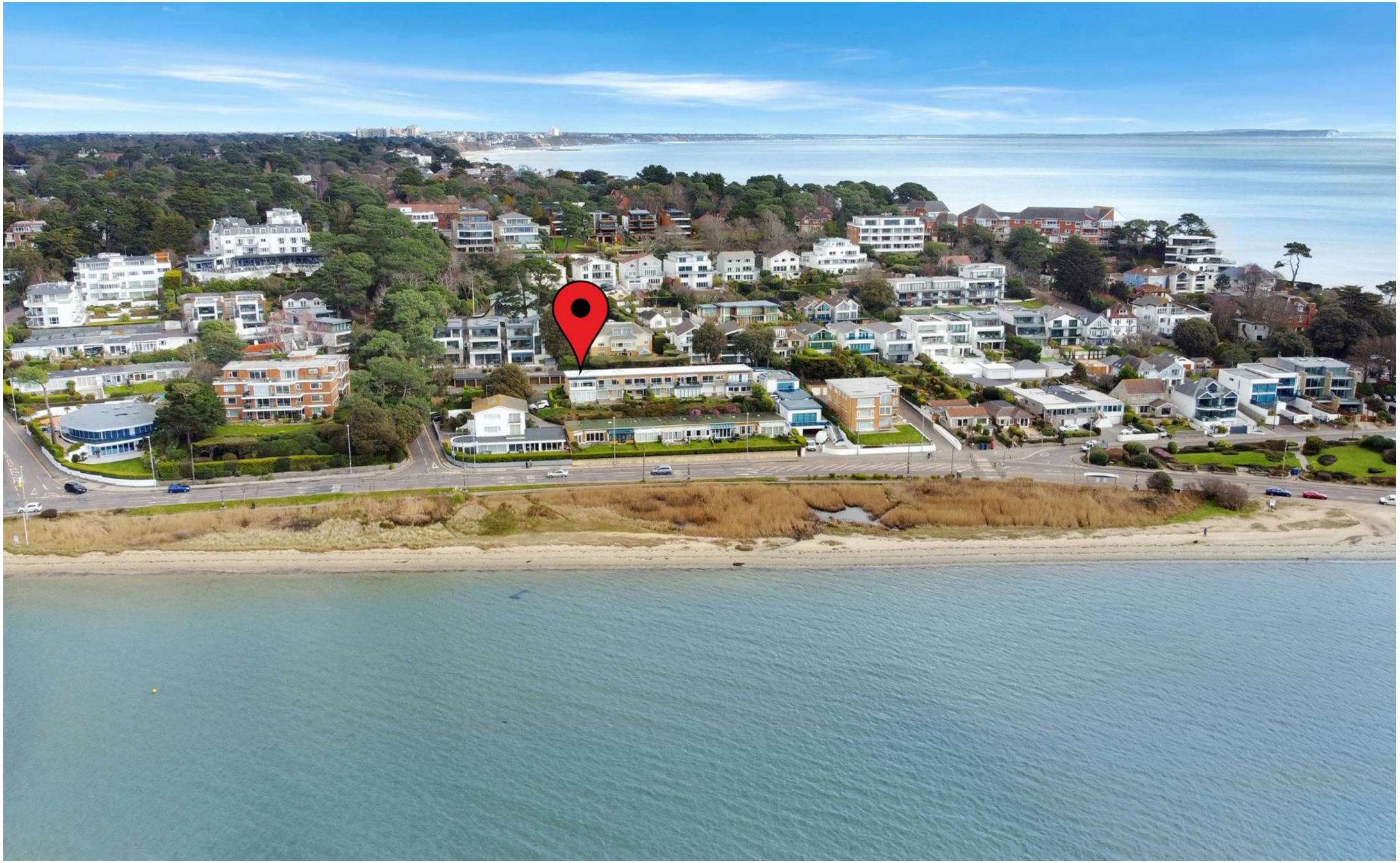


9 Hive Gardens, 69 Chaddesley Glen, Sandbanks, POOLE BH13 7PD

Offers Over £525,000 Share of Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

Property Comprises
This stunning two-bedroom apartment is located on the ground floor of the sought-after Hive Gardens development in Sandbanks. The property is in excellent condition and has been meticulously maintained by the current owners, offering a turn-key opportunity for buyers.

As you enter the apartment through the private entrance, you'll be greeted by a bright and welcoming hallway that leads offers access to all principle rooms. The living room is bright and airy, with large sliding doors that offer access out onto the terrace along with providing lovely views of Poole Harbour. The luxury kitchen is modern and well-equipped, with high-end appliances and ample storage space.

The apartment has two bedrooms; the master bedroom benefits from exceptional views and is a generous size, bedroom two is a double room situated at the front of the property. The bathroom is stylish and contemporary, with a full-sized bathtub with shower.

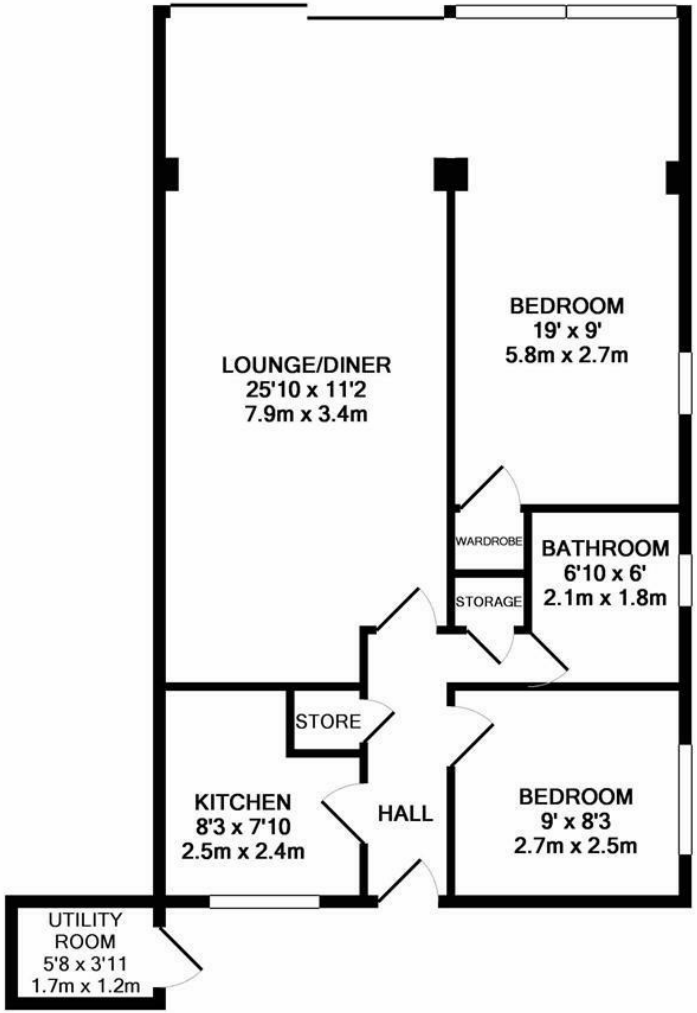
Outside, there is a south facing terrace, utility cupboard, and garage.

Sandbanks
The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic coast, England's first National World Heritage site, which provides some of the most dramatic scenery. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the County of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of the New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Maintenance Details
Tenure: Share of Freehold
Maintenance: Circa £450 per annum
Council Tax Band: E

Lease details: 999 years from 29/04/1958



TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Key Drummond

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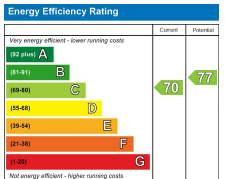
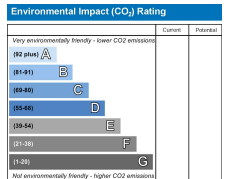
All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.