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BURTON LODGE, 7C ALINGTON ROAD
EVENING HILL, POOLE, DORSET, BH14 8LX



GUIDE PRICE £425,000

TENURE: FREEHOLD

- One Bedroom Apartment
- New Build
- High Spec Kitchen Appliances
- Impressive Juliet Balcony
- Gated Entrance With Gate Entry Monitor In Hallway
- Solar Panels
- Underfloor Heating Throughout With Heatmiser Thermostats
- Wood Laminate Flooring to Hallway And All Principle Rooms
- Intruder Alarm With Sensors
- Exclusive Parking Space

This beautifully finished new build coach house has a private entrance from the gated driveway via stairs to a decking area with external lighting, power and outside tap. The impressive front door with a side glazed panel opens into the hallway with a fitted storage/cloaks and airing cupboard with all principle doors leading off.

The open plan kitchen/living space benefits from an imposing high vaulted ceiling with six remote controlled Velux skylights flooding the room with natural light and electric blinds for cosy evenings. There are additional integrated storage cupboards, built in recesses and shelving with feature lighting. Full height windows and two large sliding doors open on to the glazed Juliet balcony over the garden area.

The kitchen is fitted with ultra-modern contemporary style matt grey fitted wall and base units with white granite worktop, Siemens double oven, Siemens hob & extractor fan, full height Neff fridge & freezer, Quooker hot tap, feature lighting and ample cupboard space.



Beautifully appointed wet room style shower room fully tiled with large walk-in shower with built-in recesses, Hansgrohe recessed shower valve, overhead and handheld showers, wall-hung WC, white basin over white gloss fitted vanity unit and dual fuel chrome towel rail. Large mirror with feature light & night light sensor and Velux window.

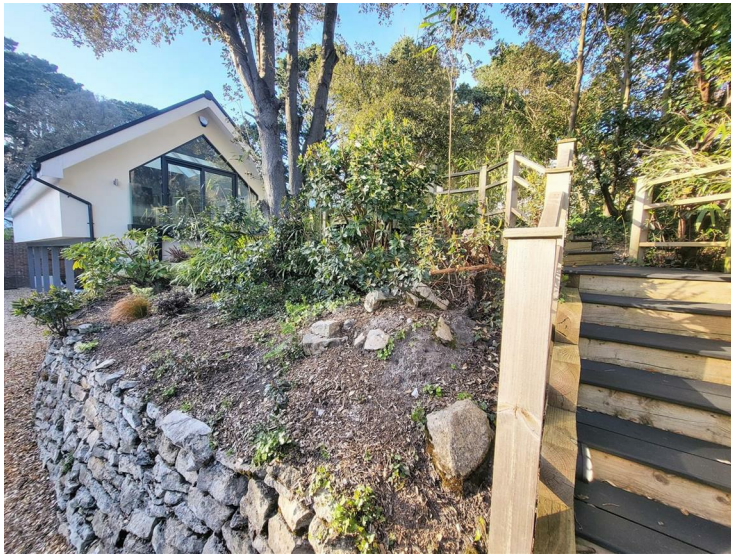
The light and spacious bedroom has a large window and an abundance of light from three Velux skylights with fitted blinds. There are four fitted wardrobes with ample hanging space, drawers and shelving.

This property also benefits from under croft exclusive parking space with sensor lighting and storage cupboard at the rear of the covered parking space housing gas boiler, water softener, external tap and power outlets.

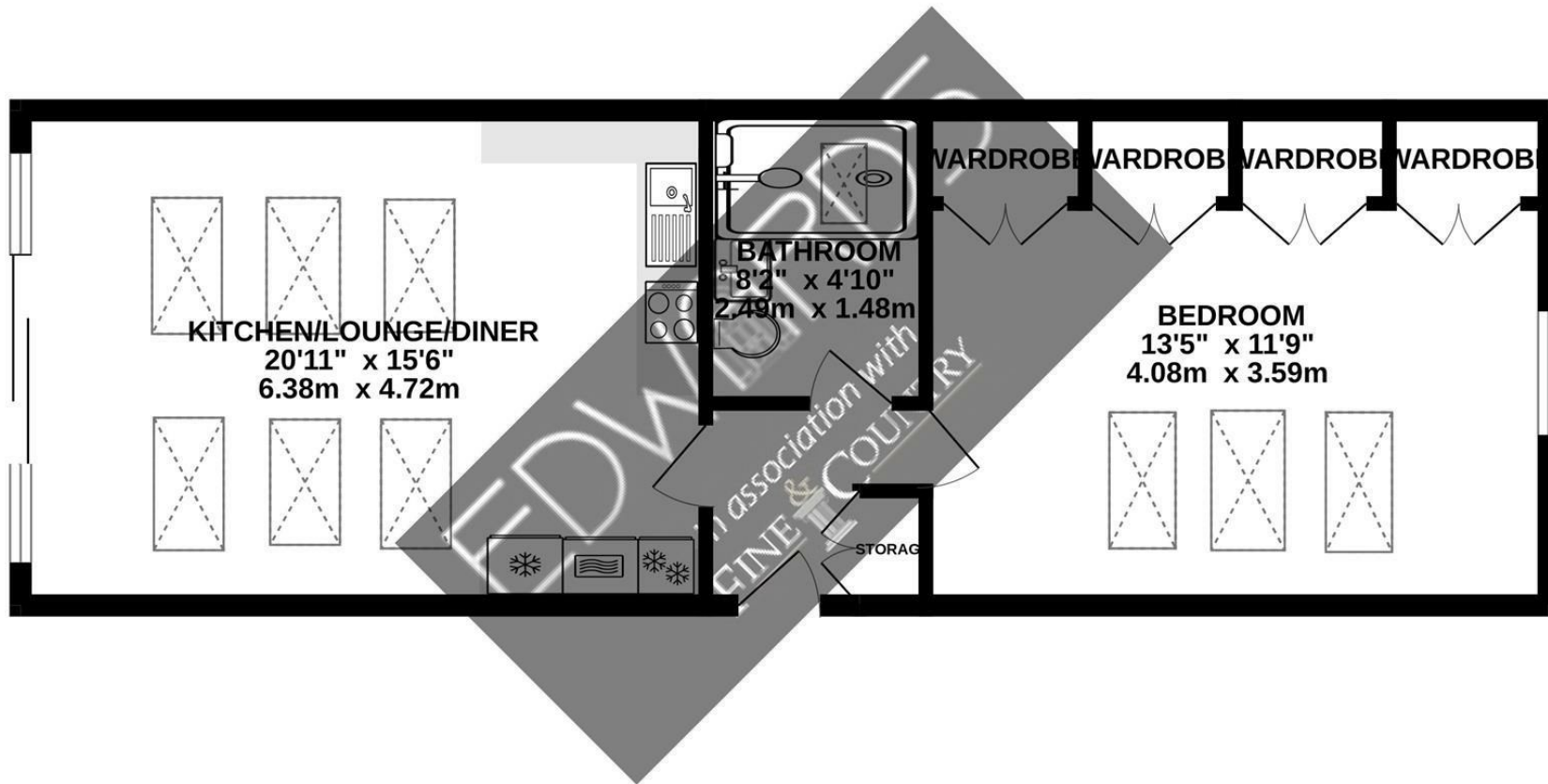
The property is freehold and has a planted garden area for exclusive use.

Evening Hill is an exclusive area, situated between Lilliput and the world-famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns Marina, makes Evening Hill a great place to live. Located within the area are a variety of properties from multi million pound homes to garden apartments, many of which benefit from harbour and sea views. Evening Hill viewpoint is considered by many to afford the best views of Poole Harbour and Brownsea Island available anywhere.

EPC: A
Council Tax: C



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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