

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 26 MIRAGE, 33 SHORE ROAD, POOLE,  
DORSET, BH13 7PJ





## ABOUT THIS PROPERTY

GUIDE PRICE  
£ 7 4 5 , 0 0 0

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2 double bedroom ground floor apartment

Two terraces

Sea views

Secure allocated underground parking space

En-suite to master and family bathroom

Good sized living room

Utility room

Council band F: £2,711.82

£4074 Maintenance P/A

Leasehold

A bright and sunny, well presented two double bedroom ground floor apartment, boasting sea views and two terraces. Located 25m from the award-winning Sandbanks beach and opposite Poole Harbour. In addition to the spacious living room is a modern kitchen / breakfast room, en-suite to master, family bathroom, utility room and large storage cupboard. Secure underground parking space. Pets are permitted under license, holiday lets are not permitted.

Mirage is an iconic development located on the edge of Poole Harbour. The owner has the pick of the block and has owned the property since new and specifically chose this apartment due to its convenient location to the beach, the sea views the unique position within the block, allowing you to enter from one of the two terraces without using the communal entrance, if desired. The large sunny living room has a delightful southerly aspect and boasts lovely sea views. French doors lead on to one of the terraces which also benefits from sea views and offers pedestrian access to the main entrance. The modern kitchen offers a range of integral appliances complimented by Corian worktops with ample space for table and chairs. Beyond here, French doors provide access onto the South-westerly facing terrace. The master bedroom has its own en-suite while the second bedroom has use of the family bathroom. A separate utility provides valuable extra storage and enjoys a large walk-in internal room which could be incorporated into the utility room. A secure parking space is located underground. A second parking space and storage cage are also available by separate negotiation.

## LOCATION

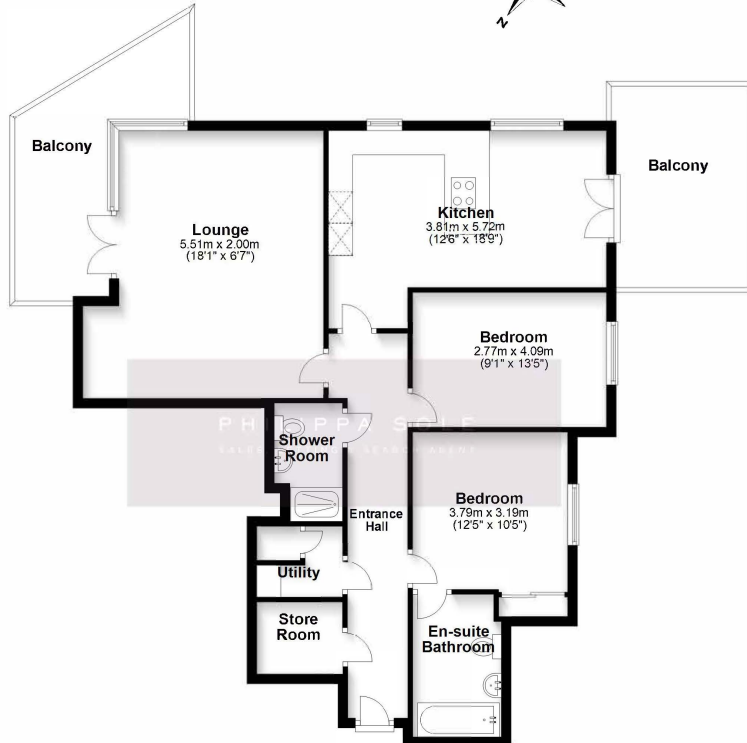
Located in an enviable position on the edge of the harbour yet only a stone's throw from Sandbanks beach. The popular Jazz cafe is ideal for lazy Sunday lounging, whilst for more formal dining Rick Stein seafood restaurant is only a short stroll away. For a change of scenery, the village of Canford Cliffs can be reached via the promenade and chine. The local train station at Branksome offers a direct line into London Waterloo in under 2 hours.







**Ground Floor**  
Approx. 94.3 sq. metres (1015.3 sq. feet)



Total area: approx. 97.18 sq. metres (1046 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 558008)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	74	75
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

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