

FOR SALE

3, Blue Waters, 68 Panorama Road,
Sandbanks, Poole, Dorset BH13



PHILIPPA SOLE



£1,250,000

—

No forward chain

Sunset views from sitting room
balcony + 2 additional balconies

4 spacious bedrooms & 4 bath /
shower rooms

Large kitchen / dining room
opening onto garden

50m from footpath to Poole
Harbour & 100m to Royal Motor
Yacht Club

Double garage access via Gin Aly
with studio above

Secluded west-facing rear garden

Council tax band G £3,413.73
Freehold

About this property

This contemporary and spacious, four bedroom, 4 bath / shower room, semi-detached house offers versatile accommodation. The three-floor layout makes the most of the sunset harbour views from the two west-facing balconies.

Contemporary decor throughout starting with the ground floor where there is an impressive kitchen / breakfast room, designed by "Rational" and boasting a range of integral appliances, sociable breakfast bar and dining area. From here, full height doors lead onto the private west-facing rear garden. To the front of the property is an inviting sitting room or fourth bedroom and family bathroom. On the first floor are two good size double bedrooms. The main bedroom has an extensive range of fitted wardrobes and overlooks the rear garden with a welcome feature of a full sized balcony from which to sit and enjoy the vista. The en-suite is well appointed with a large walk-in shower. The second bedroom has an en-suite shower room and also benefits from a balcony overlooking the front garden. The top floor is where you'll find the piece-de-resistance; an impressive living room with vaulted ceiling, gas fire and views of Poole Harbour that can be enjoyed in full from the property's third balcony. There is a convenient shower room on this floor which also services the fourth bedroom.

The garden has been designed for easy maintenance and enjoys direct access into the double garage, which has been used as an office and gym, plus rear parking space. The double garage has an electric up and over door onto Gin Aly. Internally, there are stairs leading to the mezzanine level, making it ideal as a games room/den or hobbies room. Additional features include under floor heating as well as the ability to open and close your garage on an app. This is a fantastic property that gives you easy access to the lifestyle that Sandbanks is famed for whilst also plenty of accommodation and ease of parking. Its spaciousness, layout and location needs to be viewed to be appreciated.

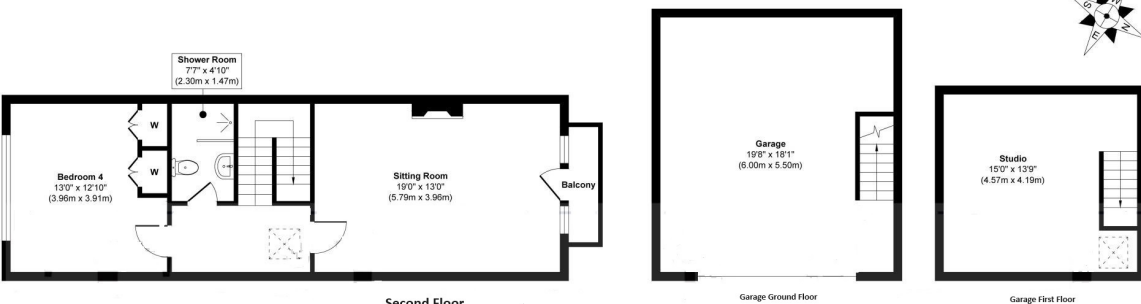
Location

Located on the locally known (and much sought after) 'north-shore' of Sandbanks Peninsula which benefits from sunset views over Poole Harbour. The front of the property sits on Panorama Road with the garage and parking accessed via a quiet cul-de-sac at the rear, offering direct entry into the house. Situated just 100 metres from the Royal Motor Yacht Club and 650 meters from the award-winning Sandbanks Beach. To explore further afield, the Sandbanks Chain Ferry opens the doors to the Purbecks and beyond. For dining and entertainment, there are a number of options including the Haven Hotel and Leisure Club, Lazy Jacks Café and for more formal occasions, Rick Steins restaurant is a short stroll away.





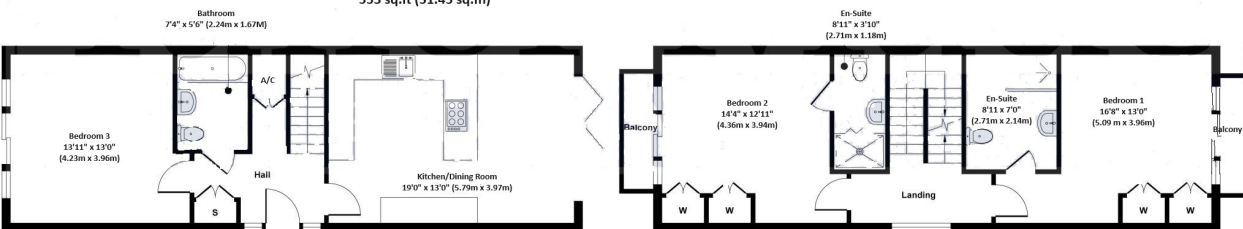
**3, BLUE WATERS, 68 PANORAMA ROAD,
SANDBANKS, BH13**



Second Floor
Approx Floor Area
553 sq.ft (51.45 sq.m)

Garage Ground Floor

Garage First Floor



Ground Floor
Approximate Floor Area
567 sq. ft
(52.76 sq. m)

First Floor
Approximate Floor Area
553 sq. ft
(51.45 sq. m)

Gross Area incl. Studio: 1881.6 sq.ft (174.8 sq.m)
Total Area incl. Garage: 2236.9 sq.ft (207.8 sq.m)

This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated.
Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999