

TO LET

3 Brudenell Avenue, Poole, Evening
Hill, Dorset BH13 7NW



PHILIPPA SOLE



£7,750 pcm

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Panoramic harbour and sea views

Five bedroom family home

Open plan kitchen / dining / living

Principal bedroom with balcony

High specification

Low maintenance garden

Triple garage

BH13 Location

Council tax band H. £4,295.50

About this property

Within walking distance of Sandbanks Beach and Sandbanks Peninsula this is a remarkable waterfront luxury marine-style dwelling boasting five bedrooms, four reception rooms, and stunning views of Poole Harbour. This residence is blessed with high specification throughout, ample natural light, a secluded rear garden, triple garaging, and lofty ceilings throughout.

This stunning home boasts large en-suite bathrooms for each of its five bedrooms, ensuring added convenience and privacy. With ample storage space seamlessly integrated throughout the property, organisation becomes effortless. Additionally, a separate utility room enhances functionality, allowing for the efficient management of household tasks.

Upon entering the house, a double-height entrance hall with a galleried landing sets the tone and grandeur of this contemporary dwelling. The ground floor hosts four generously-sized double bedrooms, each with its own spacious en-suite bath/shower room. The entire house is naturally lit and carefully designed to showcase the fantastic views of the harbour. The chef's kitchen comes fully equipped with modern luxuries and boasts dual-aspect views. Ascending to the second floor, the principal bedroom offers its own balcony with breath-taking views over the harbour, plenty of built-in storage, and a large en-suite shower room.

Nestled at the beginning of Brudenell Avenue, adjacent to the Luscombe Valley Nature Reserve, this home enjoys an ideal location equidistant from Lilliput and Canford Cliffs. The property falls within the catchment areas of both Lilliput Infant School and Baden Powell Junior School, placing you in the heart of this sought-after community.

The property offers ample private parking situated discreetly around the rear, including a charming gatehouse-style triple garage capable of accommodating large or precious vehicles. This leads to an elegantly designed circular rear garden, shielded from the elements and providing residents with a tranquil space to relax and entertain in the sunshine, complete with a fire pit and BBQ area.

This property comes partially furnished, and the owners will consider pets. It will be available for rent from early February 2025.



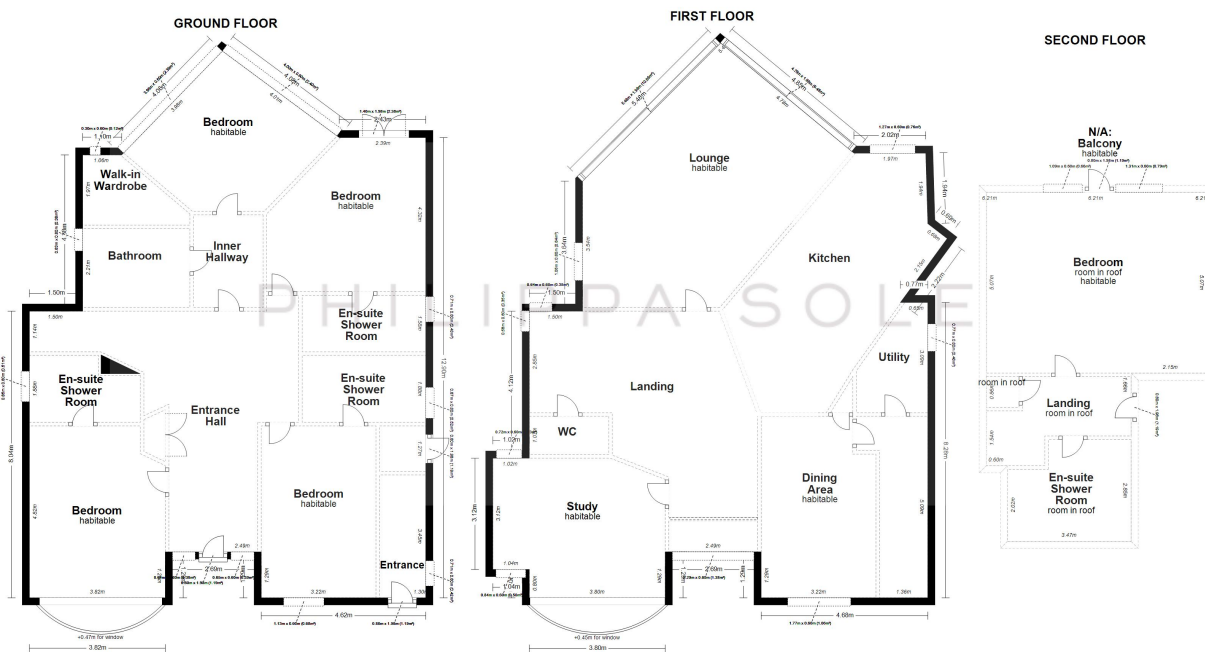


Location

Brudenell Avenue is beautifully situated in one of the most desirable roads in the area and offers a unique opportunity to rent a lifestyle by the beach. Just 150ft from the waterside, there is a footpath that tracks around the harbour all the way to popular restaurants and bars on Sandbanks Peninsula, such as The Tandy and Rick Stein Sandbanks, which are 1.1 miles away. Sandbanks Peninsula offers award-winning sandy beaches, marinas, and yacht clubs, as well as a whole host of water sports facilities. You can hop on the Sandbanks Chain Ferry by foot, bike or car to explore the wonderful National Trust & RSPB protected Isle of Purbeck where you can dine in style at Shell Bay Restaurant or The Pig on the Beach, or head a little further to visit the heritage seaside town of Swanage or magnificent Corfe Castle.

The 18 hole Championship golf course at Parkstone Golf Club is only a five minute drive from the house. Arts are an important aspect of the area's creativity and heritage and the area has a strong, developing arts scene. The Lighthouse, which is Poole's Centre for the Arts and the largest regional arts centre in the UK is also home to world-renowned Bournemouth Symphony Orchestra. London Waterloo is accessible via the Parkstone local train station at Ashley Cross.





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3 Brudenell Avenue, -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	79
EU Directive 2002/91/EC			

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