

FOR SALE

# 1 Westpoint, 65 Panorama Road, Sandbanks, Poole BH13 7RB



PHILIPPA SOLE





£1,300,000

On the tip of Sandbanks Peninsula

Holiday lets permitted

4 double bedrooms

Cinema room

Front & back terraces

2 ensuites & additional shower room

Band G - £3,247.06

Freehold

[Click here for virtual tour](#)

## About this property

This modern, high specification three storey townhouse sits on the tip of the highly desirable Sandbanks Peninsula less than 200metres from the water's edge at the entrance to Poole Harbour; the second largest natural harbour in the world.

This three storey townhouse is one of a unique pair built approximately 20 years ago and exquisitely enhanced and constantly maintained by the same original owners. On entering the property, the architectural features designed to enhance the natural light, draw your eyes up towards the main living floor. The ground floor is given over to relaxation and rest with two bedrooms, one with direct access out onto a patio and into the garden. There is a separate shower room servicing the bedrooms. The stand out feature on the ground floor is the designated Cinema Room.

The first floor is the place to be to enjoy the views of greenery and sky from the glass patio doors featured at both the front and back of the property. The spacious kitchen / dining room at the rear is extended further by a significant entertaining terrace that steps down to the rear garden. An ample lounge at the front also has access out onto a balcony capturing the daytime and evening sunshine. The top floor is a dedicated sleeping floor with two spacious ensuite double bedrooms with vaulted ceilings, exposed beams and cathedral style windows. This is definitely a house designed to enjoy and will feel like a summer holiday all year round.

Externally, the property is surrounded by landscaped, well-stocked tree and shrub borders creating a degree of privacy and splendour. There is parking for numerous vehicles and a private side gate giving access to the rear garden and storage area. Furthermore, there is an integral garage with light and power. The property is Freehold so lends itself to income potential from holiday letting if indeed you want make your second home financially work for you.

## Location

The property is situated towards the top of Sandbanks Peninsula just a short walk from the chain ferry providing links across to Studland Beach and the National Trust owned heath and hills of the Purbecks - a mecca for outdoor enthusiasts. A few minutes stroll from the property is the blue-flag award-winning beach of Sandbanks with its miles of golden sand. Accessed on foot via Middle Path, you will find a man-made cove providing a shallow protected bay ideal for swimming or dropping anchor. Also nearby is the famous Rick Stein's restaurant also offering a wine bar and cafe.



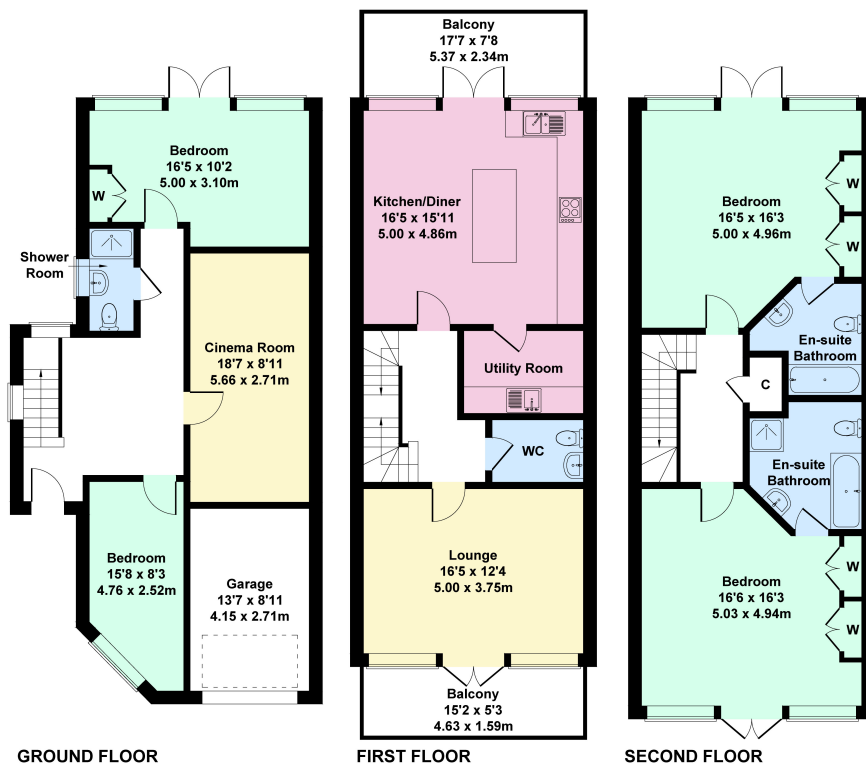






## 1 Westpoint

Approximate Gross Internal Area  
2153 sq ft - 200 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	80

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