

FOR SALE

Honoré, 15c Panorama Road,  
Sandbanks, Poole, Dorset BH13  
7RA



PHILIPPA SOLE



£1,695,000

—  
Harbour views

Exceptional presentation

Perfect for the water sports  
enthusiast

Surrounded by award winning  
beaches

Walking distance to Cafes and  
resturants

Garage and off road parking for two  
vehicles

Versatile accommodation

No forward chain, vacant  
possession

Council Tax Band G - £3,413.73

Freehold

[Click here for virtual tour](#)

## About this property

Honoré is a stunning, four bedroom detached house, built within the last ten years. Positioned over three floors and extending to approximately 2244 square feet. Situated in the heart of Sandbanks, this property enjoys harbour views and is within walking distance to the beach with all associated water sports and of course not to forget the nearby fine dining. This is a perfect second home or as a main home where everyday would feel like a holiday.

This beautiful, scenic, newly built property is arranged over three floors and is designed to embrace and enhance the waterfront lifestyle in the heart of Sandbanks. Built by Celebration Developments, the property extends to approximately 2244 square feet and is approached via a no-through road leading to the off-road parking with two more spaces available. The undoubted appeal of the house is the exceptional roof terrace which offers eye opening panoramic views of the Sandbank's Peninsula, as well as enticing sea glimpses. Approached via a no through road, the house is beautifully tucked away and yet in the heart of day to day living. To the front there is off road parking for two vehicles leading to an integral garage and pathway to the rear garden. The most important feature of this property is the versatility it offers. When entering you are immediately greeted by the stunning presentation which is to be found throughout, from the engineered oak flooring in the hall to the contemporary floating staircase leading to the first floor. The hall gives access to two double bedrooms both leading via patio doors to the level rear garden, one of which has a well-sized contemporary en-suite shower room. Also on this level is a family bathroom, utility and study/TV room which could also double up as a bedroom. Without doubt, the heart of the house is the kitchen/dining/living room. The wood effect and high gloss kitchen has an abundance of floor and wall units complemented by quartz worktop and tucked away integrated high quality fixtures and fittings. Also on the level is the principal suite, with walk-in dressing room and luxuriously appointed ensuite shower room. The top floor is currently being used as a bedroom with ensuite shower room, but would make a superb entertainment room. Sliding doors lead you on to a large west-facing terrace, enjoying all day sunshine with the added bonus of harbour views. Additional features include underfloor heating, ventilation system, the abundance of light from every angle and the low maintenance rear garden with paved terrace, a place to relax in not to work.

## Location

Internationally acknowledged, Sandbanks, boasts the largest natural harbour in Europe, with miles of golden sand and sheltered waters. The award-winning beaches are only a short walk away, while the open sea offers some of the best sailing and coastline right on your doorstep. The Sandbanks chain ferry crosses the short stretch of water across to the stunning Purbeck countryside, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline. There are a number of places in which to dine on Sandbanks, as well as Canford Cliffs Village and Lilliput, which are within easy reach. Sandbanks is also home to the Royal Motor Yacht Club and Sandbanks Yacht Club. Local mainline from Poole station connect to London Waterloo in just under 2 hours.





### Panorama Road, Poole

Approximate Gross Internal Area = 208.5 sq m / 2244 sq ft (Excluding Garage)  
Terrace = 30.7 sq m / 330 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale.  
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