

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



1 BLUE WATERS, 68 PANORAMA ROAD, POOLE,
DORSET, BH13 7RF



ABOUT THIS PROPERTY

£ 1,300,000

4 double bedrooms

Top floor living room with
harbour views

4 bathroom/shower rooms

2 en-suite

Good sized kitchen /
breakfast room

Double garage

Walled rear garden

500m from the beach

Freehold

[Click here for virtual tour](#)

A modern 4 bedroom, 4 bath/shower room semi-detached house in an exclusive development of just 6 homes, offering stunning harbour views from the top floor living room. Good sized kitchen / breakfast room, garden room. Level garden, double garage with room above and parking space. Located on Sandbanks peninsula, just 500m from the award-winning beaches.

Located in the heart of Sandbanks, this contemporary home offers spacious and versatile accommodation over three floors. The modern kitchen / breakfast room is well equipped with ample storage, an integral wine fridge and range oven complimented by Corian worktops. A garden room has been added to create a large dining space, which overlooks the private garden from its floor-to-ceiling windows and patio doors. A further reception room / bedroom 4 is located on the ground floor and enjoys direct access onto a sunny patio. Adjacent is a good sized bathroom. On the first floor are two bedrooms; the main bedroom hosts a range of fitted wardrobes, Juliette balcony and a modern en-suite with double sinks, bath and shower. Bedroom two also has an en-suite shower room, fitted wardrobes and access onto a balcony. On the top floor is a further bedroom with built-in wardrobes, bathroom and large living room with fantastic views over Poole harbour and Brownsea island. The walled rear garden is laid to lawn and offers a good degree of privacy with a gate leading to the parking space and double garage. In addition, you have direct access to the garage from the garden. A staircase leads to a good sized room above the garage, ideal as an office or additional storage for water sports enthusiasts.

LOCATION

Internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun. The beautiful award-winning sandy 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 Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside. There are a number of places in which to dine on Sandbanks, as well as Canford Cliffs village and Lilliput village, which are within easy reach. Local mainline stations connect to London Waterloo in just under 2 hours.





TOTAL APPROX. FLOOR AREA 1756 SQ.FT. (163.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix i25715

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	75	83
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
 VAT Number: 289886706