

FOR SALE

2 Blue Waters, Panorama Road, Sandbanks, Poole BH13 7RF



Blue Waters facing
Poole Harbour



PHILIPPA SOLE



£1,150,000

4 double bedrooms

2 en-suite

2 family bathrooms

Double garage with office/hobbies room

Large kitchen / dining room

Separate living room

Harbour views

Secluded west-facing rear garden

Freehold

[Click here for virtual tour](#)

About this property

A contemporary four bedroom semi-detached house located in the heart of Sandbanks, offering versatile accommodation over three floors, private west-facing rear garden, double garage and harbour views.

The property can be approached from Panorama Road or via the entrance from Old Coast Guard Road. Upon entering the property, you are greeted by an impressive kitchen / breakfast room designed by "Rational", boasting a range of integral appliances, sociable breakfast bar and dining area. From here, full height doors lead onto the private 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. The en-suite is well appointed with a large walk-in shower, twin sinks and bath. The second bedroom is also en-suite. On the top floor is an impressive living room with vaulted ceiling, gas fire and lovely views of the harbour. In addition, you will find a shower room and bedroom three.

The property has been designed with the water sports enthusiast in mind. The garden is sheltered with a secluded patio area, outdoor heater and external shower. The garden has been designed for easy maintenance with a faux grass lawn and gate leading to the double garage and parking space. The double garage has an electric up and over door. Internally, there are stairs leading to the mezzanine level with a window 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.

Location

Located in the heart of Sandbanks, yet accessed via a quiet cul-de-sac, situated just 100 metres from the Royal Motor Yacht Club and harbour's edge, just 650 meters from the award-winning Sandbanks Beach. For those who wish 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 Stein restaurant is a short stroll away.

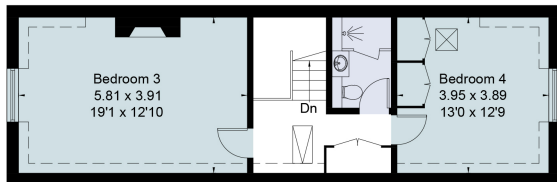




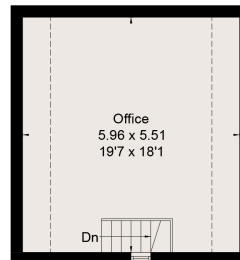
Approximate Area = 160.3 sq m / 1725 sq ft
 Garage = 65.4 sq m / 704 sq ft
 Total = 225.7 sq m / 2429 sq ft
 Including Limited Use Area (13.1 sq m / 141 sq ft)
 For identification only. Not to scale.
 © Fourwalls



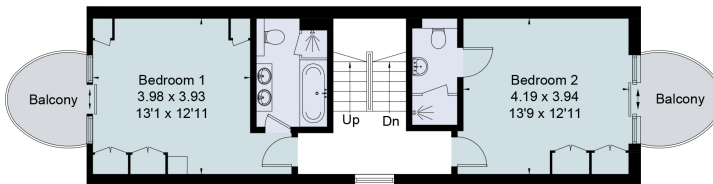
☐ = Reduced head height below 1.5m



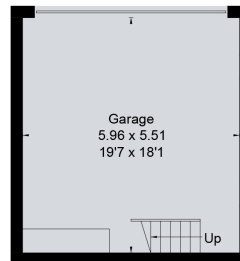
Second Floor



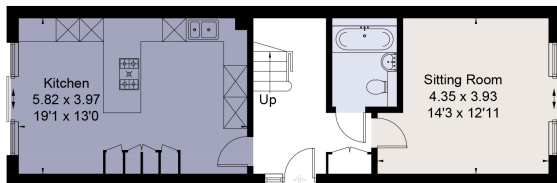
Garage - First Floor



First Floor



(Not Shown In Actual Location / Orientation)
 Garage - Ground Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 294240

| 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 | | | |
| | | 79 | 86 |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

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