

FOR SALE

Apricus 4a, Brudenell Road, Poole,
Dorset BH13 7NN



PHILIPPA SOLE



£1,650,000

3 Bathrooms

Contemporary modern home

750m from the beach

Versatile accommodation

5 Double bedrooms

Provision for an outdoor swimming pool

Stunning central circular staircase

Open plan kitchen breakfast room

Band H :3631.78

Freehold

[Click here for virtual tour](#)

About this property

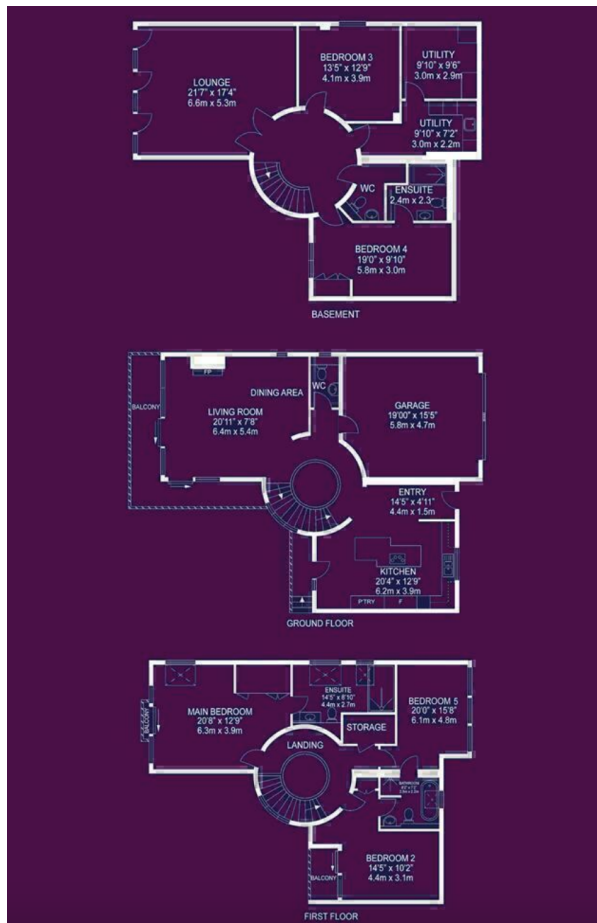
A contemporary and versatile 4/5 bedroom home with a delightful south-westerly aspect, harbour views, secluded garden, double garage and provision for an outdoor pool. Located in a quiet road just 200m from the harbour and 750m from Sandbanks beach. Ideal as a main or second home.

This modern home has been designed to offer versatile accommodation either as a main or second home. The open-plan living space is centred around a beautifully curved staircase. From both the kitchen and living room, floor to ceiling doors provides access to the rear terrace and garden. On the lower ground floor are two bedrooms, one en-suite as well as a utility room and plant room ideal for the water sport enthusiast. The main area is given over to a large second living/ cinema room / entertaining space. On the second floor are three double bedrooms; the main bedroom features a vaulted ceiling with a floor to ceiling window and lovely views of the harbour alongside a luxurious en-suite. Bedrooms two and three share a jack and jill bathroom. In addition, there is a cloakroom on the first and ground floor and from the kitchen is integral access to the double garage with electric door in addition to off road parking for several cars behind secure electric gates. The most impressive aspect of the property is from the rear, where a south-westerly terrace overlooks the sunny rear garden. From the kitchen, steps provide direct access to the secluded and sheltered garden which has been designed for easy maintenance. To the right of the garden is a decked area which has been excavated with the provision for an outdoor pool beneath the decking.

Location

Located in a prestigious road just 200m from the harbour's edge and Luscombe Valley nature reserve and only 750m from the award-winning blue flag Sandbanks beach. Bars and restaurants can be found within 1/4 mile at Canford Cliffs and Lilliput. Branksome train station offers a direct line into London Waterloo in under 2 hours.





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