

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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26 SHORE ROAD, POOLE, DORSET, BH13 7PJ



£1,100,000

4 bedrooms

2 bath/shower rooms

Open-plan kitchen /
breakfast room

Separate lounge

Tiled flooring throughout

Off road parking for
several cars

20 metres from the beach

Electric gates

Council band G: £3,129.03

Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

A contemporary 4 bedroom detached home offering spacious accommodation over three floors. Kitchen / breakfast room, separate lounge, bathroom and separate shower room. Offered with its own private courtyard garden, car port, and off-road parking for several cars. Ideally located within 20 metres of Sandbanks beach.

A tiled entrance hall leads to the open-plan kitchen / breakfast room, with a range of integral appliances and quartz work tops and sliding doors leading to the front of the property. A separate reception room could be used as a study or snug and gives access onto the garden from two sides. On the first floor are two bedrooms, both with fitted wardrobes and a family bathroom. On the top floor are two further bedrooms which could be used as a principle suite, complete with bathroom. Outside, the garden is designed for easy maintenance and laid to patio and shingle, with a car port. A block paved driveway provides off-road parking for several cars. To the side of the property is a lock up storage shed, ideal for bikes and beach equipment.

LOCATION

The property is located just a stone's throw from the award-winning beaches at Sandbanks. With five excellent yacht clubs, offering superb water-based facilities and one of the finest windsurfing areas in Europe, Sandbanks is one of the most desirable locations in Britain. The nearby A31 gives easy access to the M27 M3, whilst Bournemouth International Airport provides flights to many European destinations. From Poole and Bournemouth, there is a direct rail link to London Waterloo in approximately 2 hours.





Zoopa.co.uk

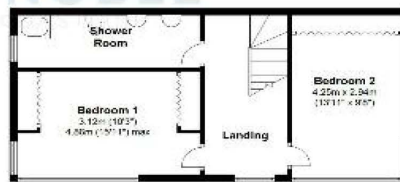
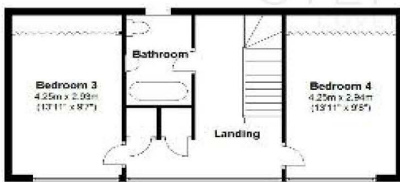
Ground Floor
Approx. 49.4 sq. metres (531.7 sq. feet)

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First Floor
Approx. 40.4 sq. metres (434.7 sq. feet)

Second Floor
Approx. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 142.2 sq. metres (1530.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale. Unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532900).
They produced using The Floor Agent

IMPORTANT NOTICE

We have prepared these details in good faith to give a broad description of the property. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. We have relied upon our own brief inspection and information supplied to us by the Vendors. Accordingly it is not intended that this brochure should be relied upon as a representation of facts or that it should have contractual status. For example: (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximate only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings shown on the plans is indicative only - sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes, are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included for sale. (v) No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission, if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you travel to view the property.

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		86
(81 to 91) B	77	
(69 to 80) C		
(56 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

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