



Old Coastguard Road, Sandbanks, Poole BH13 7RL







## Property Summary

We are delighted to offer this stunning three-bedroom waterfront home with direct harbour access, sea views and off-road parking, set within a quiet Sandbanks cul-de-sac.



## Key Features

- Three-bedroom bungalow
- Unfurnished
- Stunning waterfront location
- Sea views
- Spacious reception room
- Modern fitted kitchen with integrated appliances
- Separate utility room
- Double garage
- Family bathroom
- Private garden and patio area





## About the Property

This beautifully positioned three-bedroom unfurnished bungalow is located in one of Sandbanks' most desirable settings, offering direct access to Poole Harbour, breathtaking water views and a exceptional coastal lifestyle. The property is tucked away in a cul-de-sac in a prime location.

Internally, accommodation comprises; a spacious reception room enjoying harbour views, a separate dining area, and a modern fitted kitchen with integrated appliances. The property also benefits from a separate utility room, adding valuable additional storage and functionality.

The property offers three well-proportioned bedrooms, all enjoying plenty of natural light, alongside a family bathroom with toilet, sink, heated towel rail, bath and shower over the bath as well as additional storage throughout.

Externally, the property benefits from a private garden and patio area, ideal for relaxing or entertaining, with the standout feature being direct access to the water which is a rare and highly desirable benefit. The property is well presented and has an appealing well-kept front garden.

Council tax Band: G

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: None

Flood, erosion or coastal risk: Beach front property next to the sea

Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: Not aware of any

Floor level (if within a building): Ground as the property is a bungalow

Pets considered, subject to landlord approval.

Mays Residential Lettings are members of ARLA Propertymark.

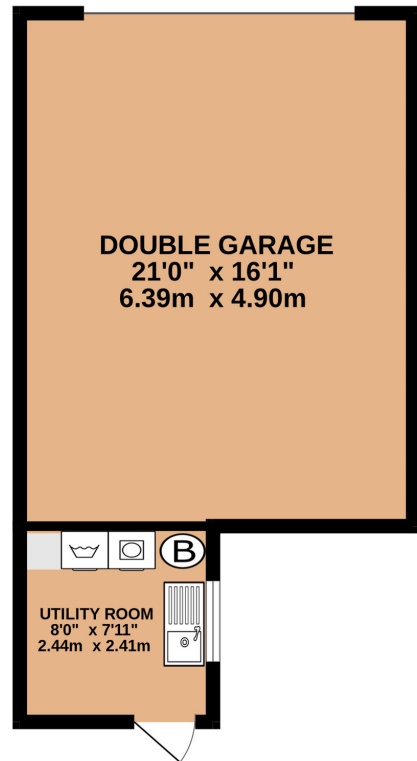
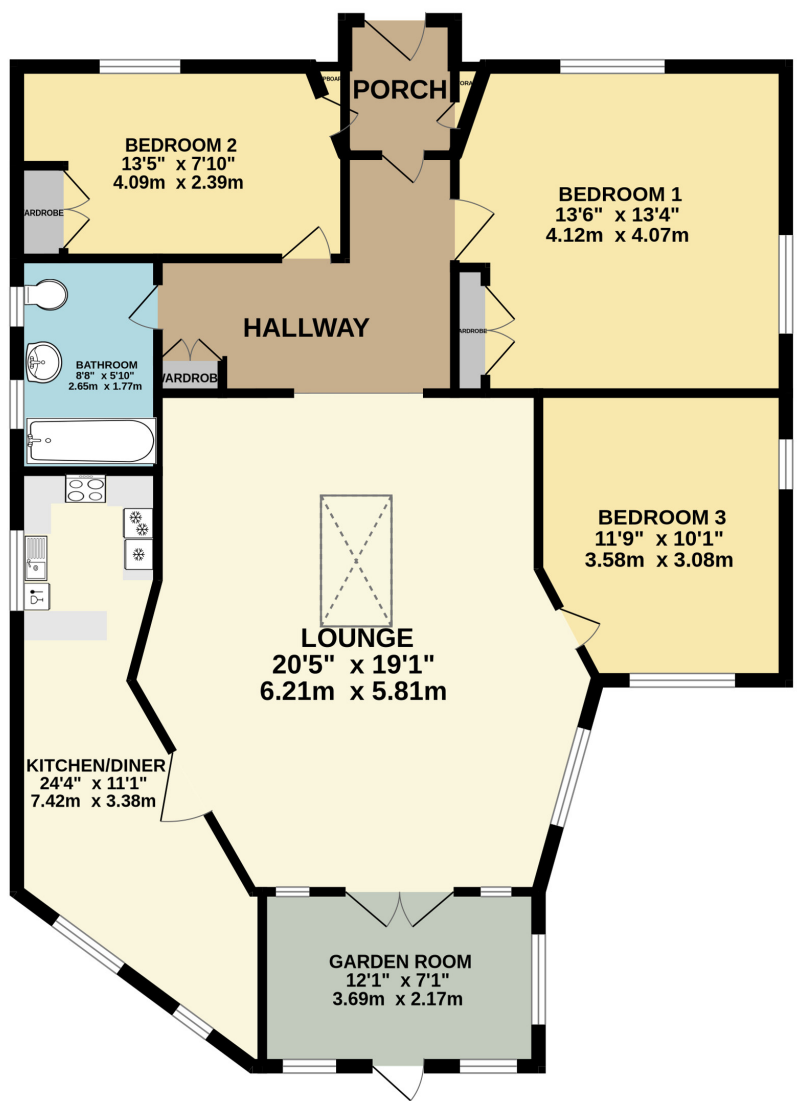
Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

Mays are part of the Property Ombudsman Scheme TPO - DO3138





GROUND FLOOR  
1514 sq.ft. (140.7 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## About the Location

Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco Express, cafés, a newsagent and the famous Rick Stein restaurant.



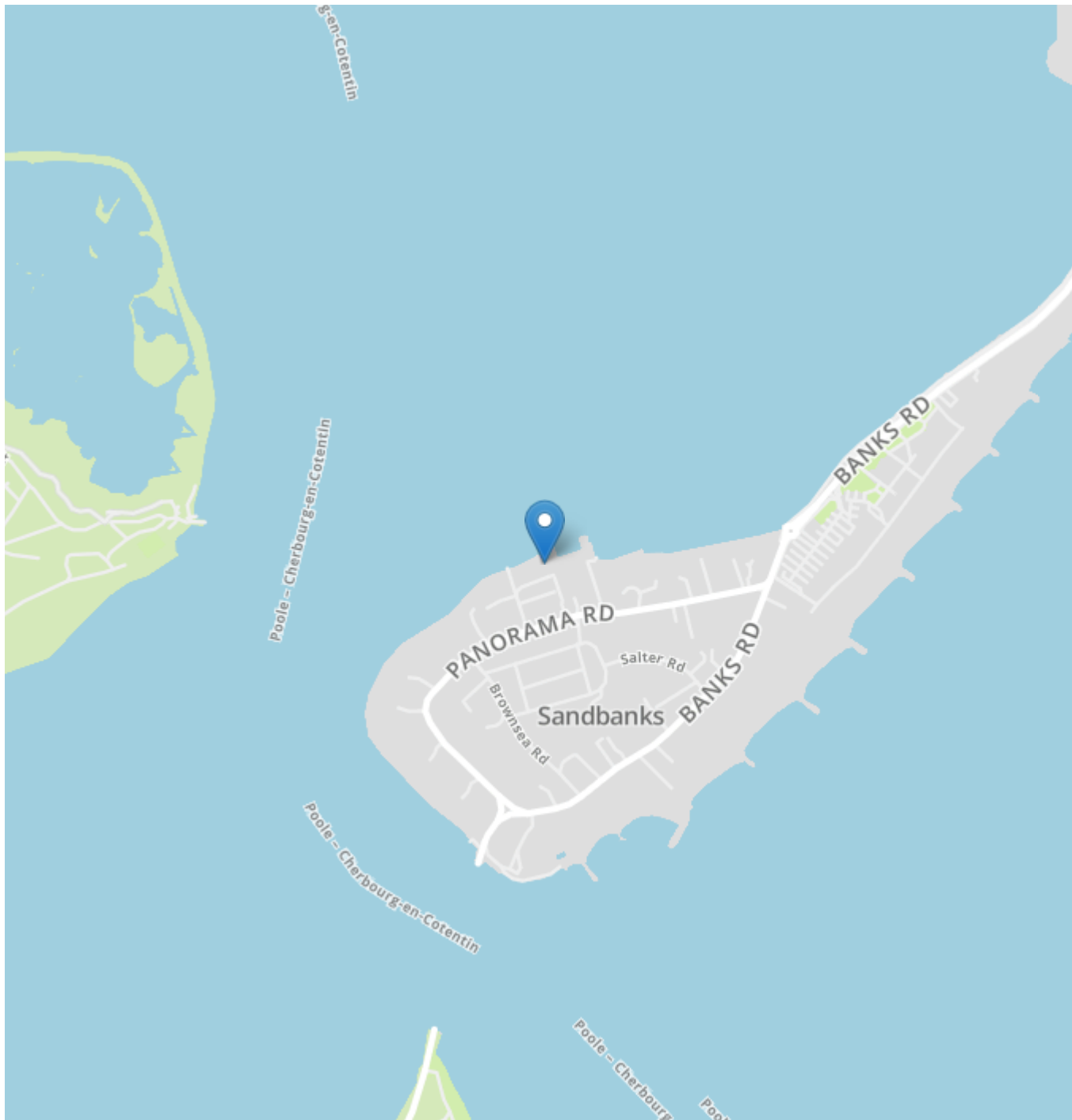
## About Mays


We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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### Mays Estate Agents - LETTINGS

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