



£1,400,000

11 Shore Road, Poole, Dorset, BH13 7PJ



11

# Shore Road, Poole, Dorset, BH13 7PJ

A detached, three bedroom bungalow situated in an ideal position with panoramic views of Brownsea Island and Poole Harbour. The property benefits from a well landscaped rear garden, garage and parking.

- SPACIOUS RAISED BUNGALOW
- PANORAMIC HARBOUR VIEWS
- THREE DOUBLE BEDROOMS, TWO BATHROOMS
- SCOPE FOR REFURBISHMENT OR REDEVELOPMENT (STPP)
- WELL MANICURED REAR GARDEN
- GARAGE AND PARKING
- SANDBANKS LOCATION
- MOMENTS WALK FROM SANDBANKS BEACH

Local Authority , Tax Band , Tenure: **Freehold**

 3
  2
  1
 



## *Sandbanks*

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

## *Property Comprises*

A bright, welcoming entrance hall offers built-in storage and access to all main rooms. The spacious lounge and dining area take full advantage of the stunning harbour views, with large







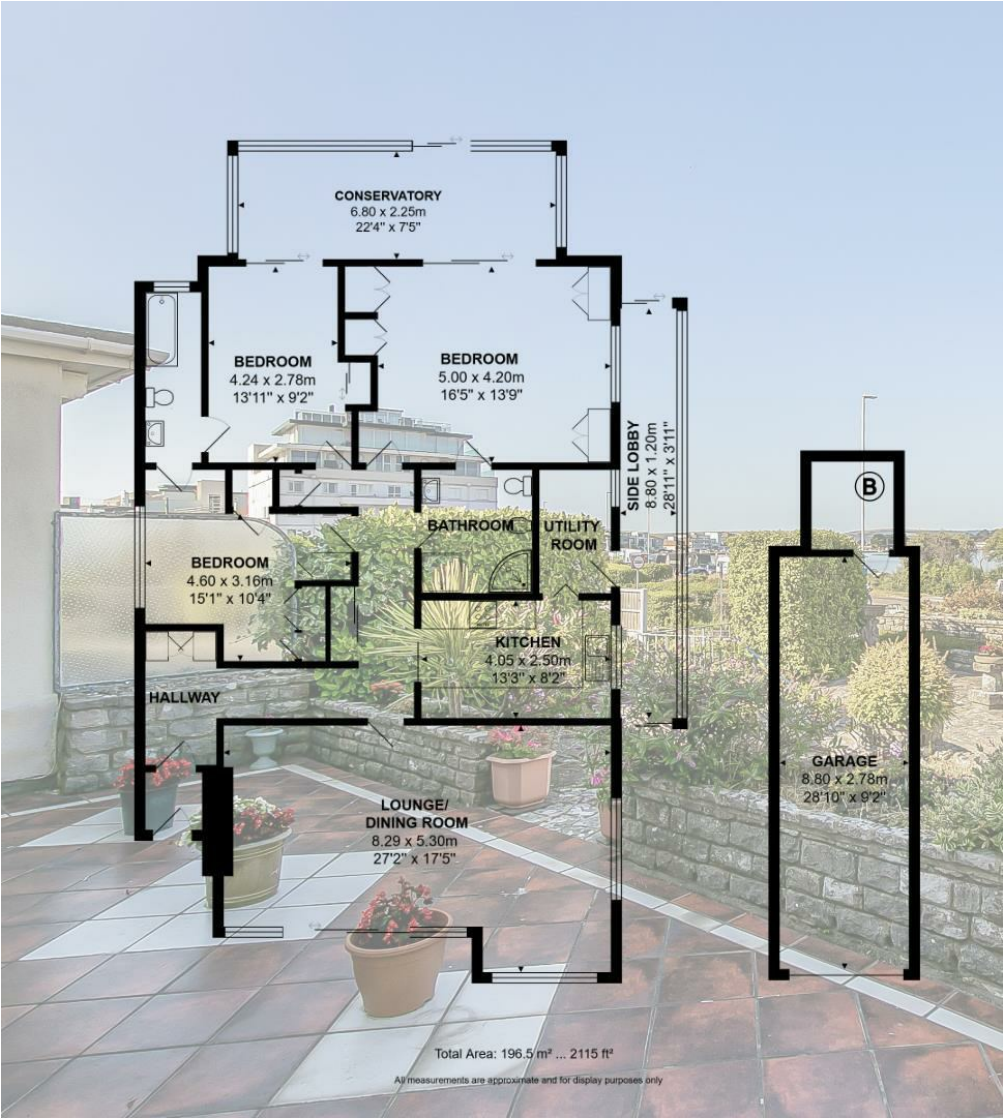
glazed doors opening onto a private terrace — the perfect spot to unwind and enjoy the sunsets. A feature fireplace brings warmth and character to the living space, while the dining area includes a convenient hatch to the kitchen. The kitchen is well-equipped with plenty of fitted cabinets, an electric hob and oven, and a door through to a useful utility room.

The principal bedroom is a peaceful retreat with extensive fitted wardrobes and direct access to a sunroom overlooking the garden. It connects to a generous bathroom with a corner bath and separate shower, usable as either an en-suite or a large family bathroom. Bedrooms Two and Three are both good-sized doubles, sharing a Jack and Jill bathroom.

Outside, the rear garden is beautifully landscaped with mature shrubs and trees, a raised lawn, and a summer house — ideal for relaxing or entertaining in privacy. To the front, there's a large garage and driveway parking for one vehicle.

Set in a sought-after coastal location known for sailing, paddleboarding and beachside living, the property also benefits from excellent transport links — with London reachable in around two hours.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

