



The Ferryman 1 Brownsea Road, Poole BH13 7QW  
£850,000 Share of Freehold





### **Sandbanks**

The property is situated on 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 striking two-bedroom penthouse in the exclusive Ferryman development on Brownsea Road set on the whole of the top floor. Set on the top floor, this impressive apartment offers contemporary coastal living just moments from Poole Harbour and Sandbanks.

The spacious open-plan lounge, kitchen and dining area is filled with natural light, flowing seamlessly onto a private balcony – the ideal spot to relax or entertain. The layout is designed for both comfort and style, with high-quality finishes and a bright, airy feel throughout.

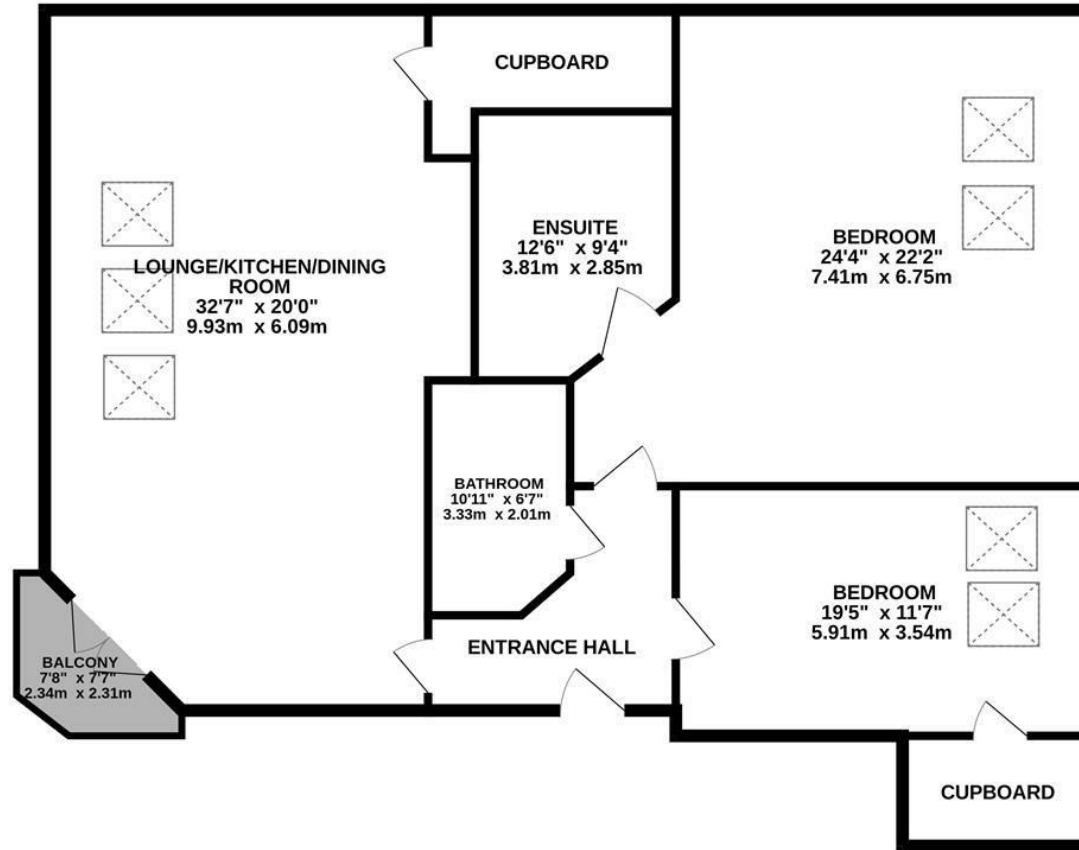
The main bedroom suite offers a sense of luxury with its own ensuite bathroom and built-in storage. A second double bedroom and a sleek main bathroom complete the apartment, providing flexibility for guests or a home office. The building offers secure access and lift service, with the penthouse benefiting from ample internal storage and a superb location close to the beaches, marinas and local cafés.

This is a rare opportunity to secure a premium coastal home in one of Poole's most sought-after addresses – combining space, light and sophistication in equal measure.



# PENTHOUSE

1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA: 1240sq.ft. (115.2 sq.m.) approx.

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**Key Drummond**

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All room dimensions given above are approximate measurements

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