

Foston House

29 Brudenell Avenue, Sandbanks
Poole • Dorset • BH13 7NW



LLOYDS
PROPERTY GROUP

Foston House
29 Brudenell Avenue
Poole, Dorset BH13 7NW

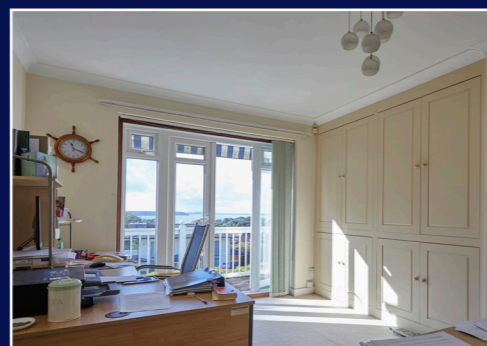
Offers in excess of £2,000,000

Lloyds Property Group are delighted to offer for sale this charming four bedroom property, perfectly positioned at the highest point of Brudenell Avenue boasting stunning, far reaching views of Poole Harbour and beyond.

This unique opportunity is offered for sale for the first time in almost 15 years.

The property itself is in good condition throughout, however any potential purchaser may be inclined to either lightly refurbish throughout, completely remodel the property (Subject to Planning) to create their dream property in a position that cannot be duplicated, or build two striking new build detached houses which currently have full planning permission.

The current planning permission is for two modern detached houses with lovely views. The full planning application can be found on the Poole Borough Council website using the application number APP/17/00658/F or feel free to contact us to be sent full plans.





This property would be perfectly suitable as a holiday home or as main residence with the many different possibilities.

Viewing is strongly advised to appreciate the home's position and charm.

There is ample off-road parking to the front and to the rear there is an unusually large, level rear garden which is rare to find with such a property.

FEATURES

Stunning harbour views

Superb elevated position

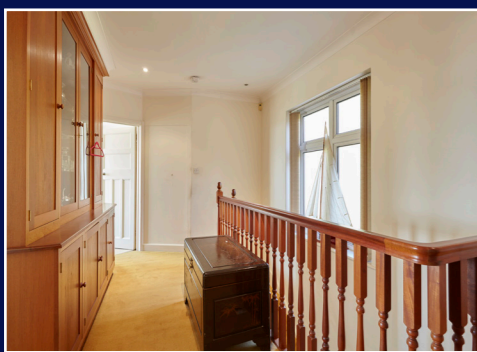
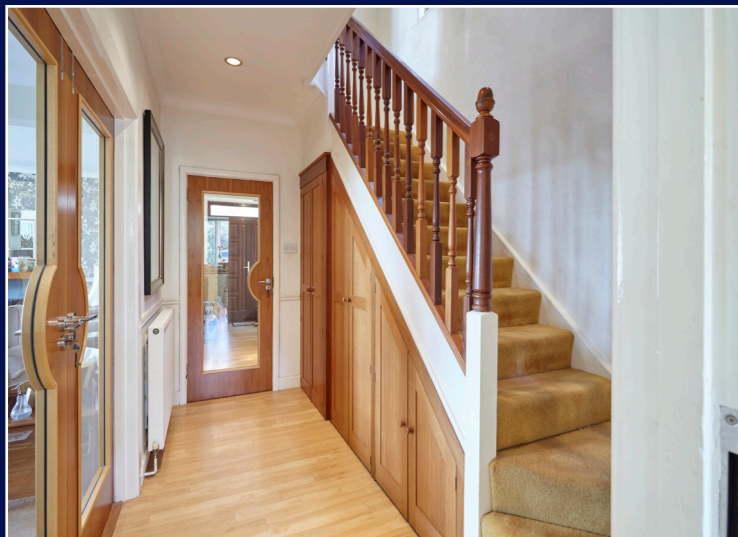
Prestigious, quiet location

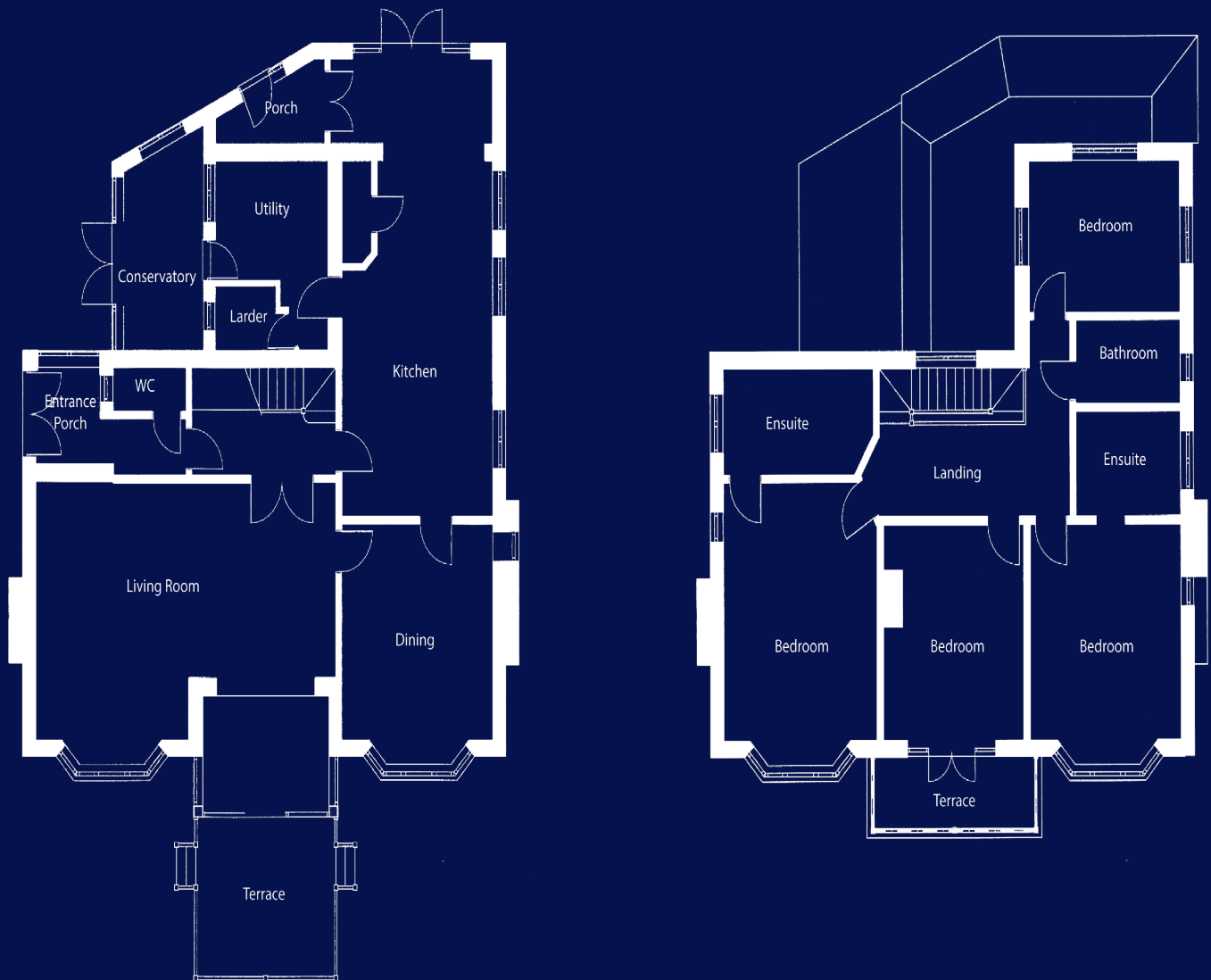
Short walk to harbour & beach

Immense potential to develop or remodel

Substantial outbuilding in garden

Double garage





Approximate Gross Internal Area
2,583 sq ft / 239.9 sq m

Illustration for identification purposes only. Measurements are approximate. Not to scale

lloydspropertygroup.com
enquiries@lloydspropertygroup.com
01202 708044

Lloyds Property Group, 264 Sandbanks Road, Lilliput, Poole, Dorset, BH14 8HA Ref: 3261

Important Notice

Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds have not tested on any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.