

# 11 Shore Road

Sandbanks  
Poole, Dorset  
BH13 7PJ





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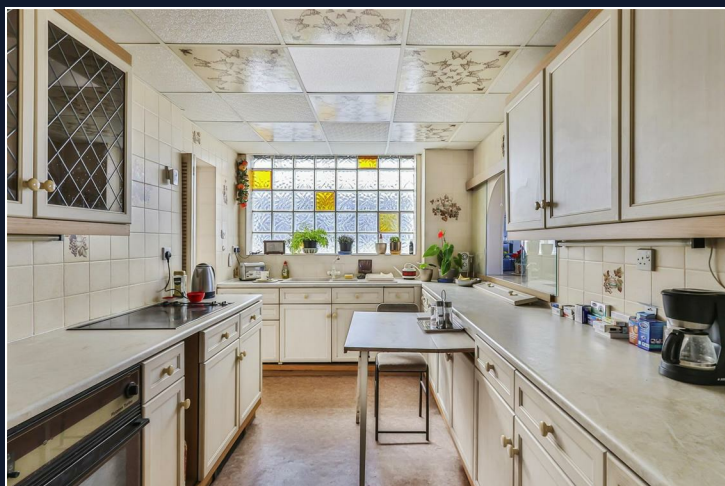
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*Guide price £1,700,000*

Positioned directly opposite Poole Harbour with breathtaking panoramic views across the water to Brownsea Island, this exceptional three bedroom detached residence offers a rare opportunity to acquire a prime coastal home with enormous potential. The property combines a fabulous location, generous accommodation and direct access to the South Coast lifestyle - all within moments of Sandbanks' award-winning beaches, fine dining and yacht clubs.

## *Summary of Accommodation*

- Generous three bedroom detached bungalow
- Spacious living and dining area with access to a waterside terrace
- Principal bedroom with fitted wardrobes and garden facing sunroom
- Well appointed kitchen with adjoining utility room
- Beautiful rear garden with secluded lawn & mature planting
- Garage and driveway parking
- Scope for refurbishment or redevelopment (STPP)







A light-filled entrance hall provides ample built-in storage and access to all principal rooms. The generous lounge and dining area enjoy stunning, ever-changing views over the harbour, framed by large glazed doors which open onto a private paved terrace - the ideal spot to enjoy dramatic sunsets.

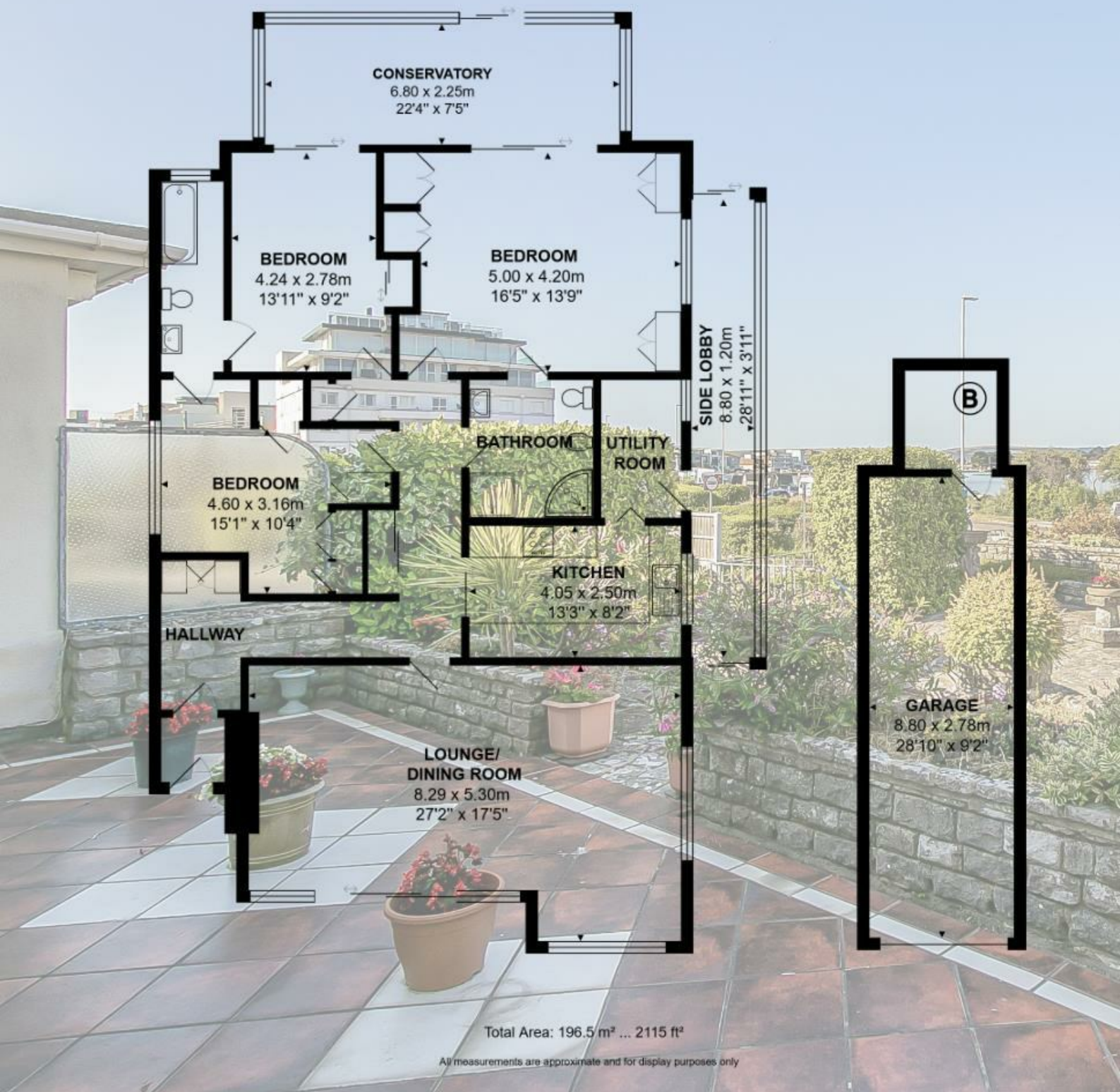
A feature fireplace adds character to the sitting area, while the dining space includes a hatch through to the kitchen for convenience. The kitchen itself is well-equipped with plenty of fitted cabinets, an electric hob and oven, and leads to a useful utility room.

The principal bedroom is a particularly peaceful retreat with extensive fitted wardrobes and direct access to a sunroom overlooking the garden. This room also links to a well-proportioned bathroom, featuring a corner bath, separate shower and serving as either an en-suite or spacious family bathroom. Bedrooms Two and Three are also generous doubles, sharing a Jack and Jill bathroom.

To the rear, the landscaped garden is beautifully planted with mature shrubs and trees. There are steps up to a lawned area, a charming summer house and a secluded area ideal for evening entertaining or a quiet spot for reading. To the front, the property includes a large garage and driveway parking for one vehicle.

The area is renowned for its sailing, paddleboarding and beach lifestyle and has access to transport links making London approx two hours away.





## Lloyds Property Group

PROPERTY NAME

11 Shore Road

LOCATION

BH13 7PJ

TOTAL FLOOR AREA

2115.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3643

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*