

Luxury+Prestige

# GARDEN APARTMENT

81 HAVEN ROAD, SANDBANKS, POOLE, BH13 7LW















































# TAKE A STEP INSIDE



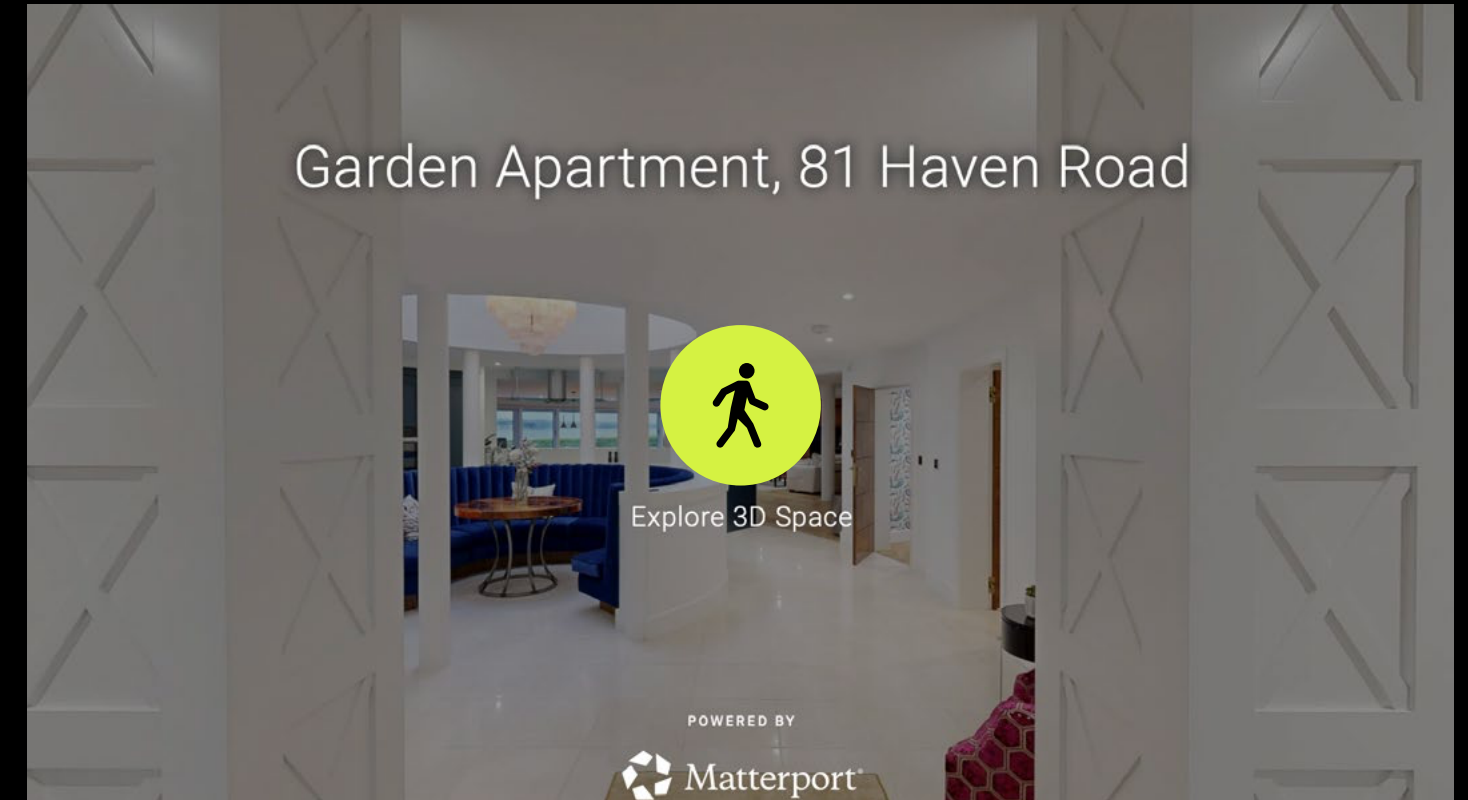
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

**Matterport™**

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



# Floorplan

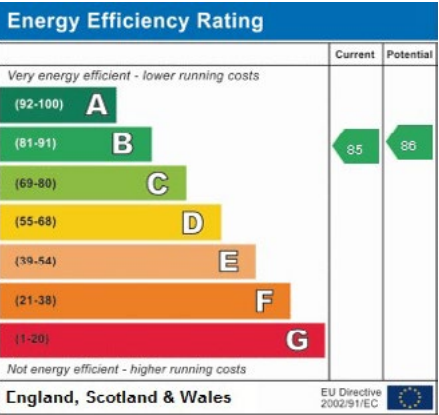
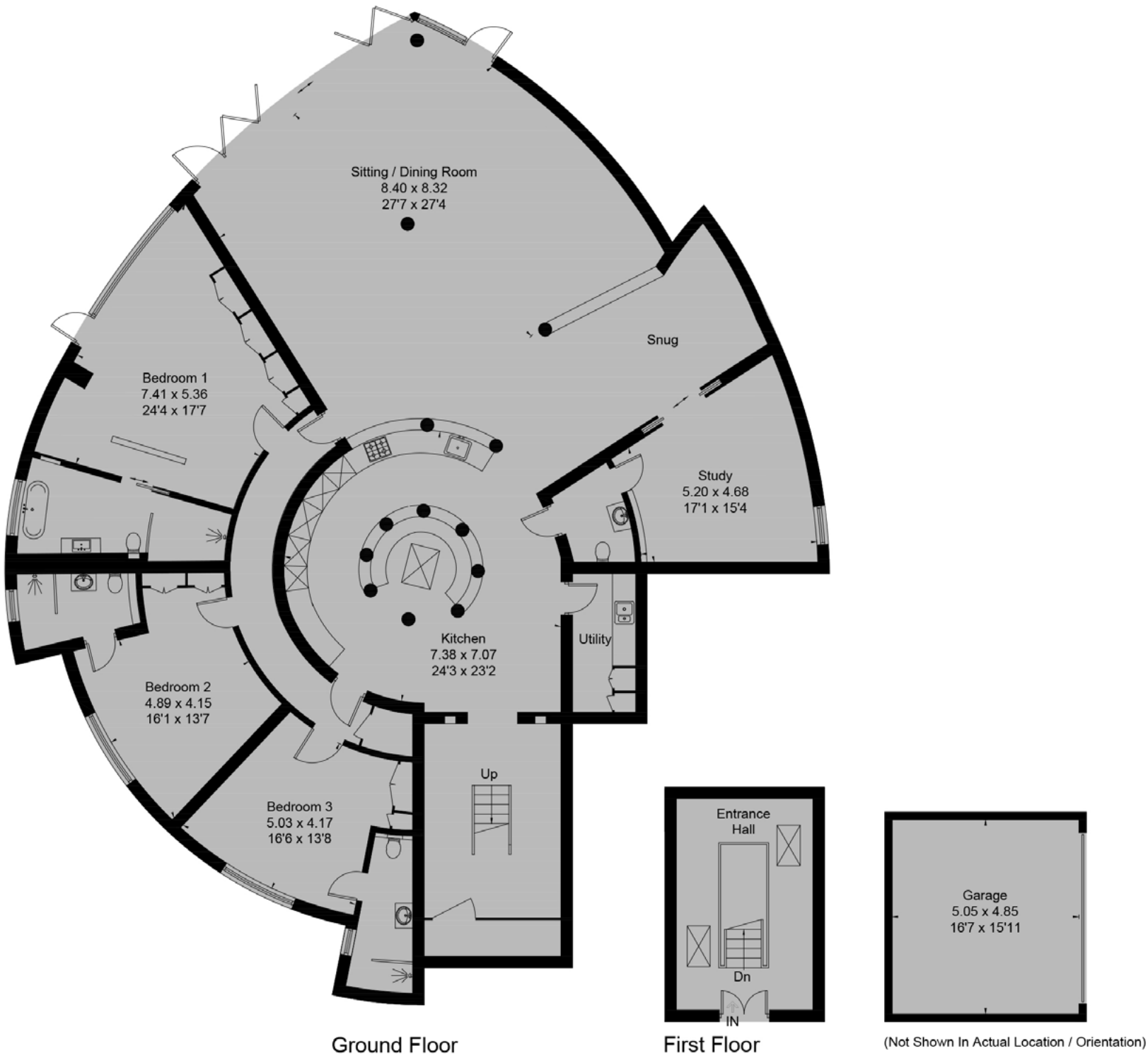
Garden Apartment, 81 Haven Road  
Sandbanks, Poole, BH13 7LW

GROSS INTERNAL AREA

Apartment: 3,646 sq. ft / 339 m²

Garage: 264 sq. ft / 25 m²

Sizes and dimensions are approximate, actual may vary.



Address:  
Ant 1 Rovia



# Summary

81 Haven Road is a unique and unmistakable development of just two apartments prominently located directly opposite the glistening shores of Poole Harbour.

The garden apartment is a match for any penthouse with built form extending to just over 3,900 square feet, a supremely large private sun terrace as well as a private garden. The views are nothing short of spectacular incorporating Brownsea Island, Sandbanks and the Purbeck Hills beyond. Paddle boarders and kite surfers famously frequent the stretch of water immediately opposite which adds another dimension to the already amazing vista on offer.

The interior has been completely modernised and interior designed to an exceptional standard so it is more than a match for the spectacular architecture. The high quality and luxury finishes are as beautiful as we have seen anywhere locally and the overall effect is stunning. There are three double bedrooms, each with en suite facilities as well as a snug and a study to complement the hugely impressive open plan living space.

Other luxuries include a private front door, a garage and secure parking not to mention some of the country's best beaches on the Sandbanks Peninsula are also just a short level walk away.

# Details

Guide Price:	£2,750,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	199 years from 29/09/2005
Maintenance:	TBC
Ground Rent:	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £243,750** Additional Home   £381,250** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026           £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Spectacular garden apartment
- + One of only two in the development
- + Three bedroom suites
- + Amazing private garden with sun terrace
- + Huge open plan living space
- + Stunning interior design
- + Study / home office
- + Private front door
- + Great parking
- + Detached garage



# Our team



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