



LUXURY &
PRESTIGE

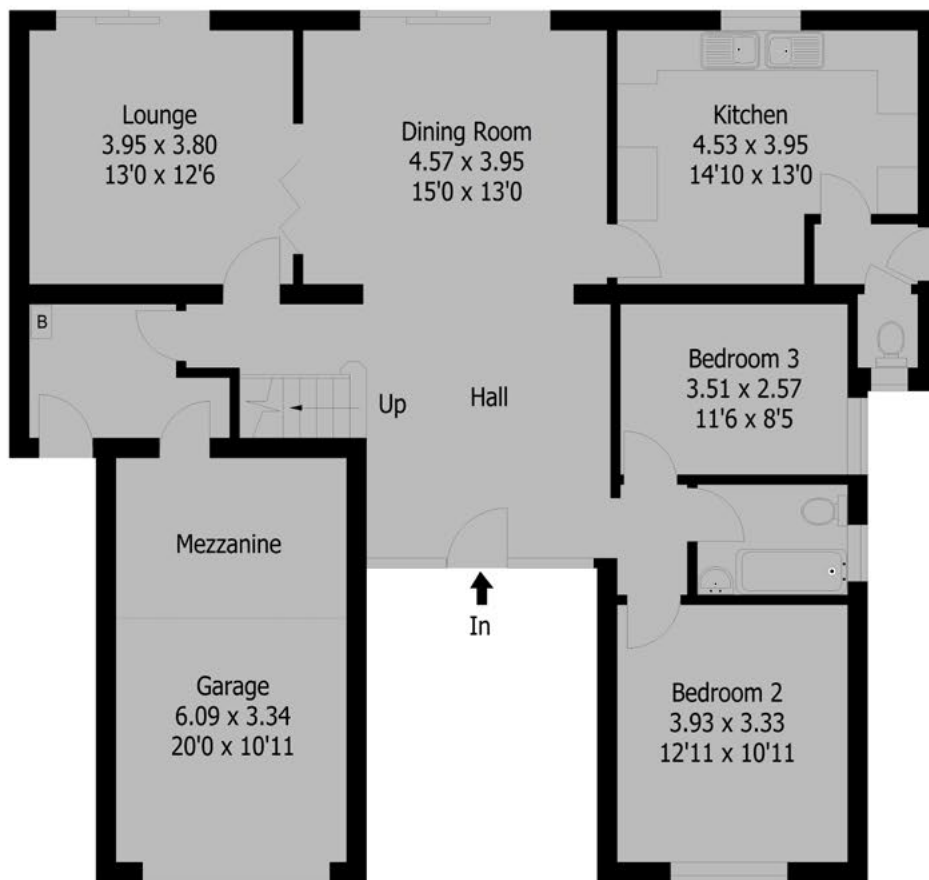
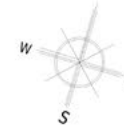
Coastguards, 17-18 Old Coastguard Road
Sandbanks, Poole, Dorset, BH13 7RL



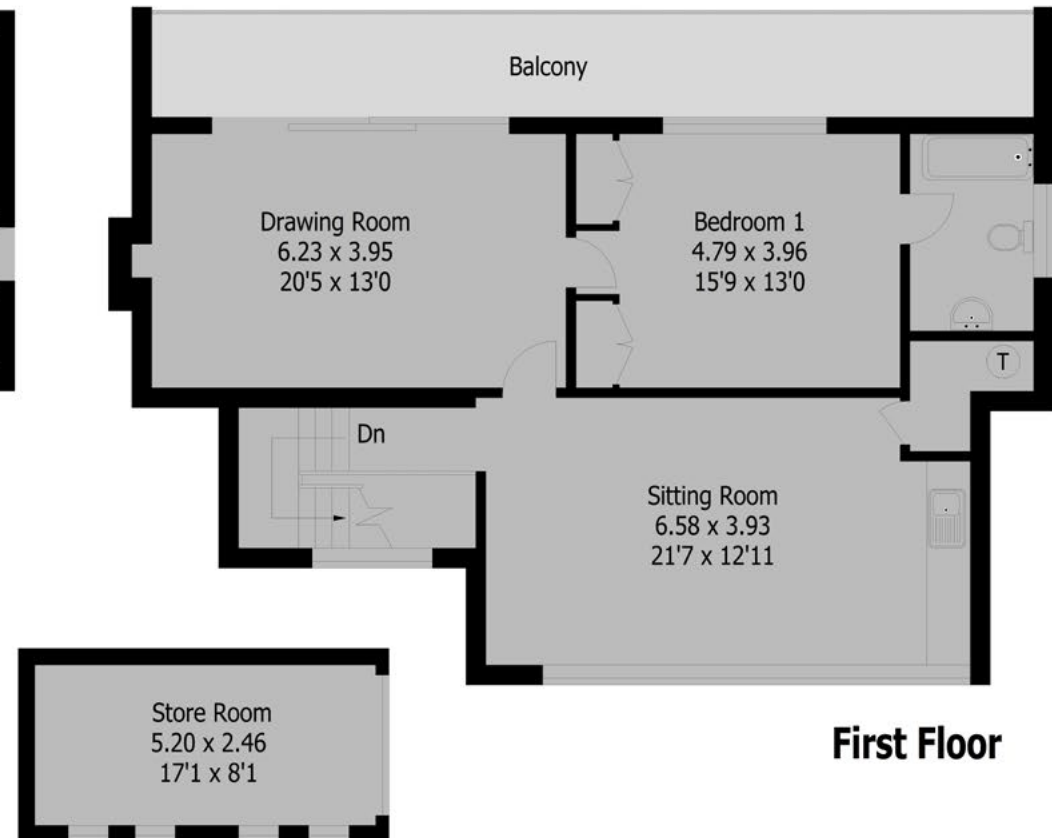


Old Coastguard Road, Sandbanks

Approximate Gross Internal Area :- 205 sq m / 2201 sq ft
 Garage / Mezzanine Approximate Gross Internal Area :- 21 sq m / 226 sq ft
 Store Room Approximate Gross Internal Area :- 13 sq m / 137 sq ft



Ground Floor



First Floor

For identification purposes only, not to scale
 Created using existing drawings and dimensions

WHAT YOU NEED TO KNOW

OUR THOUGHTS

Coastguards occupies a unique and beautiful plot in one of the United Kingdom's most exclusive waterfront locations. Old Coastguard Road is in the most historic part of the Sandbanks Peninsula where the crew & families of the local lifeboat station lived in a very quaint terrace of cottages which was built in the 19th Century and which still survives to this day. The views across this tranquil stretch of water are simply mesmerising taking in Brownsea Island as well as the working port in the distance where lights shimmer on the horizon after dark. For watersports enthusiasts there is a private jetty at the edge of the second largest natural harbour in the world and beaches are easily accessible by way of a short stroll. The acclaimed Royal Motor Yacht Club is conveniently located at the end of the road. The current dwelling has been in the same family ownership since the early 1960s and it is a time capsule remaining largely unchanged since that time. Coastguards could be successfully remodelled and brought up to date although there is an extant (protected) planning permission in place for two dwellings. Alternatively the house could be completely redeveloped into a much larger single dwelling (subject to the necessary consents) for which a nationally acclaimed architect has already prepared a feasibility sketch. The property also benefits from valuable foreshore rights down to the low water mark.

FEATURES & SPECIFICATION

- Highly exclusive waterfront location
- Increasingly rare opportunity
- Amazing harbour views
- Direct harbour frontage
- Private jetty
- Huge potential
- Remodel or redevelop (subject to consents)
- Very large plot
- In same ownership since 1960's

THE IMPORTANT FACTS

Guide Price: £4,250,000

Lease Length: N/A

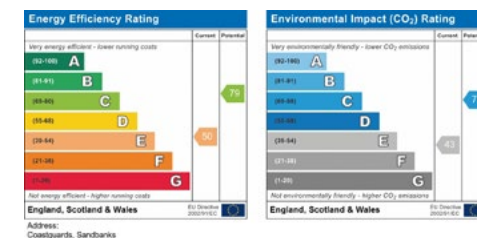
Tenure: Freehold

Maintenance: N/A

Stamp Duty: Main Home £423,750*
Additional Home £551,250*
(* based on guide price)

Council Tax: Band H
(2017/2018 £3,171.48)

Energy Performance Certificate:



ANY QUESTIONS?



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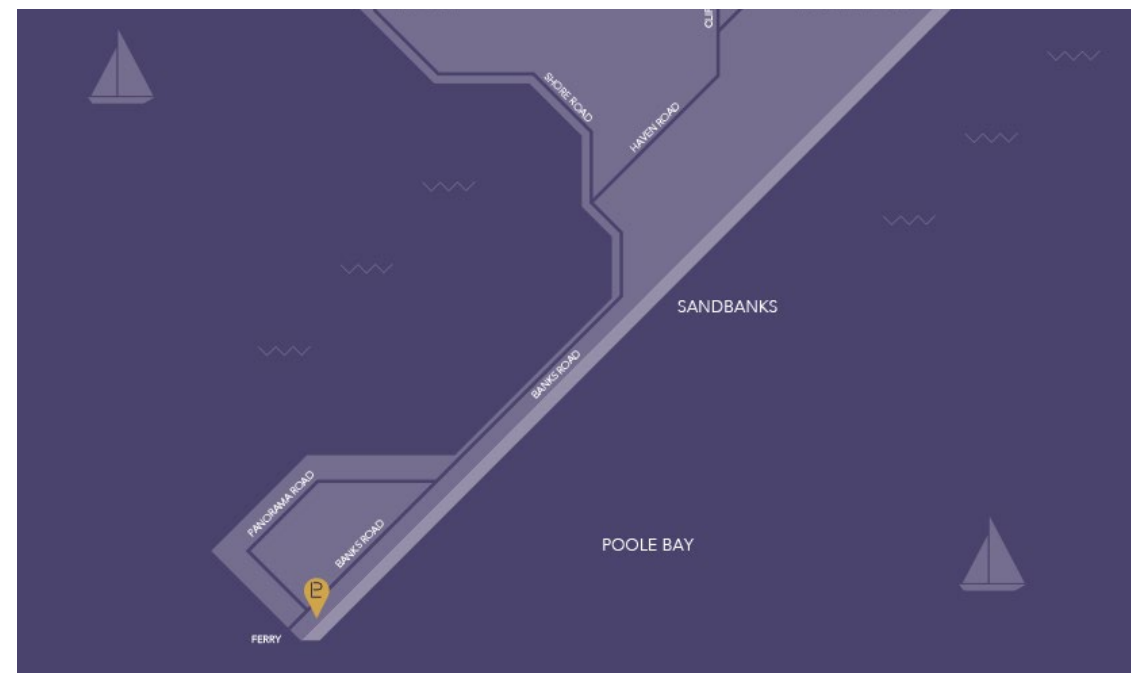
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

BY PHONE:

01202 007373

BY EMAIL:

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A short film introduction to this property can be found at: www.vimeo.com/229829703

Property Reference: 0120

IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.