



Plot 1, 4 Alington Road

Evening Hill, Poole, Dorset, BH14 8LZ

£3,500,000

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

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



HOUSE 1, 4 ALINGTON ROAD

EVENING HILL

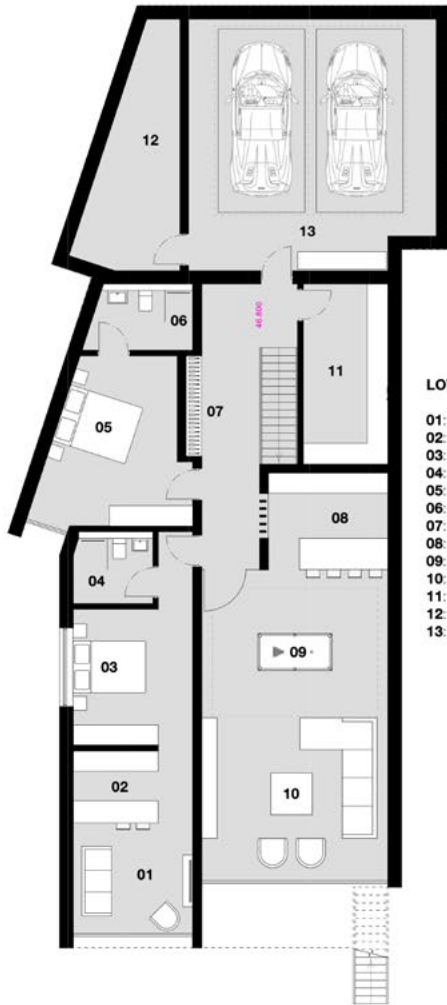
SOLD

01202 007373

info@luxuryandprestige.co.uk
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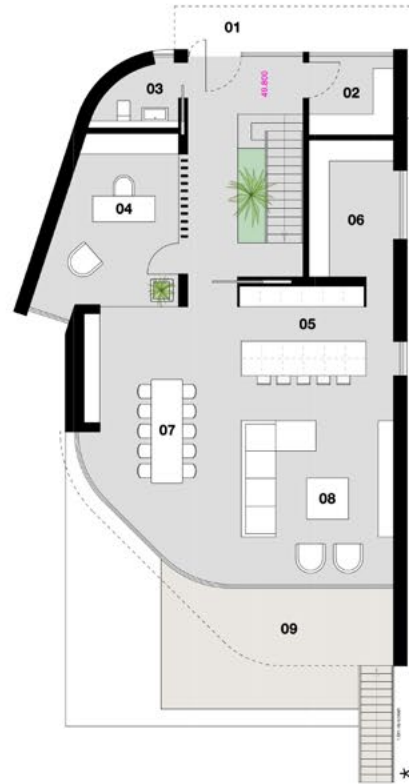
Please click on the image above to view our short video introduction to this property.

Sorrento, 4 Alington Road, Evening Hill, Poole, BH14 8LZ



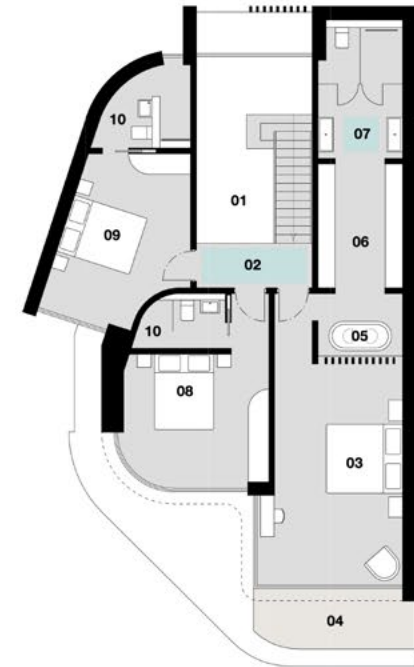
LOWER GROUND FLOOR:

- 01: ANNEXE LIVING
- 02: ANNEXE KITCHEN
- 03: ANNEXE BEDROOM
- 04: ANNEXE BATHROOM
- 05: BEDROOM 4
- 06: ENSUITE
- 07: WINE
- 08: BAR
- 09: GAMES
- 10: GARDEN LOUNGE
- 11: UTILITY
- 12: PLANT / STORAGE
- 13: GARAGE



UPPER GROUND FLOOR:

- 01: ENTRANCE CANOPY
- 02: BOOT ROOM
- 03: WC
- 04: STUDY / PLAY ROOM
- 05: KITCHEN
- 06: PRO KITCHEN / PANTRY
- 07: DINING
- 08: LIVING
- 09: TERRACE



FIRST FLOOR:

- 01: DOUBLE HEIGHT ATRIUM
- 02: GALLERY LANDING WITH ROOF LIGHT
- 03: MASTER BEDROOM
- 04: TERRACE
- 05: BATH
- 06: DRESSING
- 07: ENSUITE WITH ROOF LIGHT
- 08: BEDROOM 2
- 09: BEDROOM 3
- 10: ENSUITE

AREA:
5166 sqft

This floor plan differs slightly from the approved plans with minor changes subject to approval in recent minor material amendment application - please enquire for details.



CGIs of proposed finished house.



Summary

Situated on the highly sought-after Evening Hill, this stunning new flagship development of two luxury homes offers prime contemporary living in an unrivalled waterside location. Set just off the Sandbanks Peninsula, the properties boast over 5,100 square feet of luxury living accommodation, designed, and curated to maximise panoramic sea views and inspire a unique coastal lifestyle, surrounded by nature and moments away from award winning sand beaches.

This single plot for Sorrento comes with the benefit of detailed planning permission ref APP/22/01492/F granted in July 2023 and it has been designed by a leading architect. The finished dwelling will offer sophisticated contemporary living with the benefit of wonderful Harbour Views. Turn in one direction and Sandbanks beach is around 0.75 miles away but turn the other and Salterns Marina is even closer where some of the areas most glamorous boats are moored.

Arranged over three floors, the layout of Sorrento includes five luxurious bedrooms, each with their own private high specification en suites with walk in wet room showers. The ground floors host grand double height entrance halls that lead to expansive open plan kitchen, living and dining spaces connecting on to outdoor terraces, all of which benefit from a south facing aspect and exceptional bay views. Additional entertaining spaces on the lower ground floors incorporate a bars, games area, secondary relaxed sitting area, and access to the rear gardens. Further rooms include studies, hidden pro kitchens, laundry rooms, WCs, and underground double garages with hydraulic car lifts.

Cullen Homes can offer a land plus build package (at extra cost) giving potential purchasers the opportunity to have the whole process project managed and finished off to their renowned and impeccable standards.

- Brand new planning permission
- Prestigious location
- Wonderful harbour views
- SDLT savings potentially apply
- Sunny aspect
- Designed by leading architect
- Rare to find
- Over 5,100 square feet
- Build package available
- Call us for more information

Guide Price:	£3,500,000
Tenure:	Freehold
Stamp Duty:	Please seek advice
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	TBA (2023/2024 £x,xxx.xx)

EPC:

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Get in touch

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Property ref: 0716



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.