



# Aldinga

25 Brudenell Avenue, Canford Cliffs, Poole, Dorset, BH13 7NW



LUXURY &  
PRESTIGE  
Exclusive Properties

£2,850,000

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:



# ALDINGA, BRUDENELL AVENUE

CANFORD CLIFFS

01202 007373

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[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

Please click on the image above to view our short video introduction to this property.

## Interactive 3D Tour

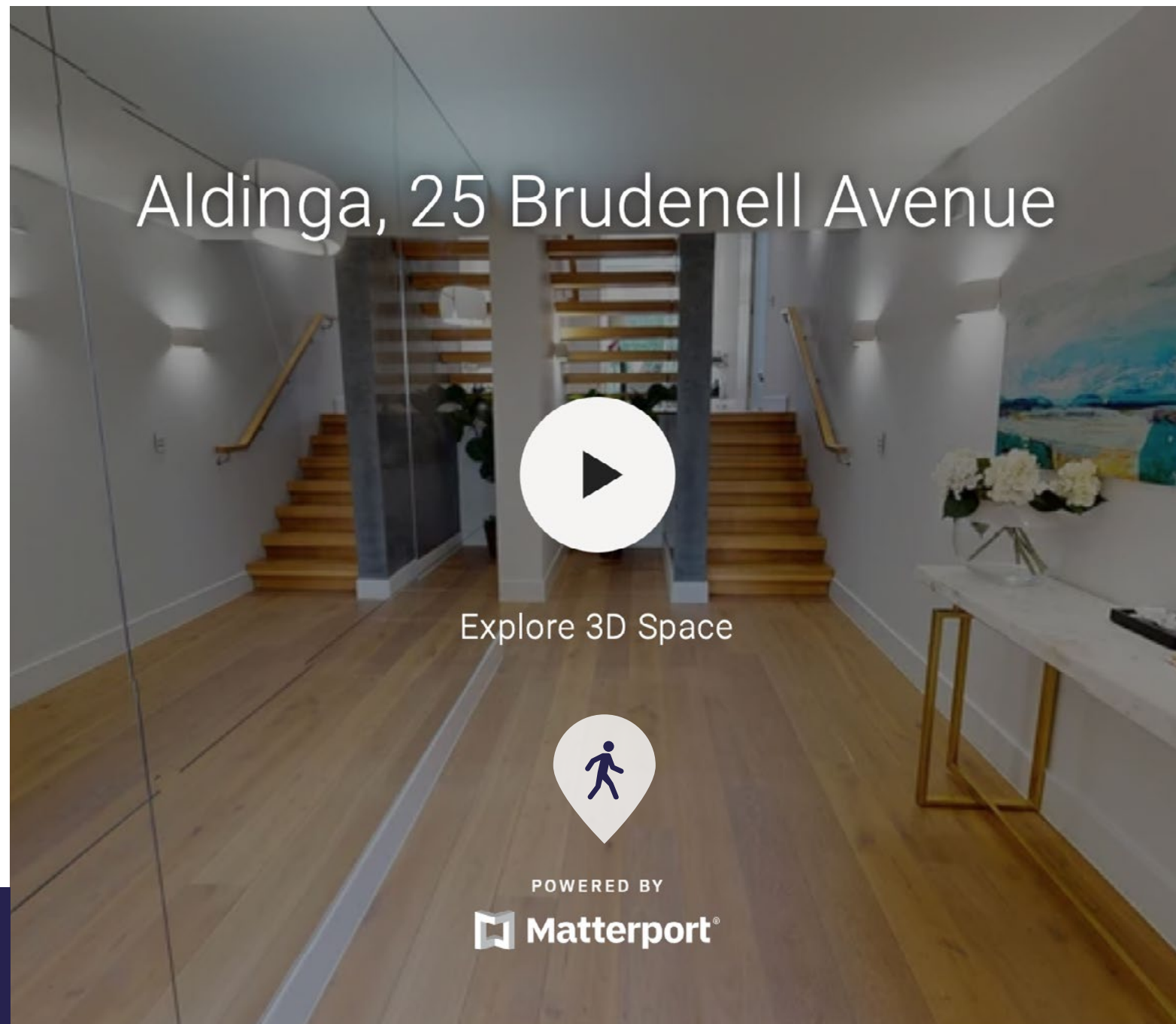
Can't wait to view in person?

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

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.

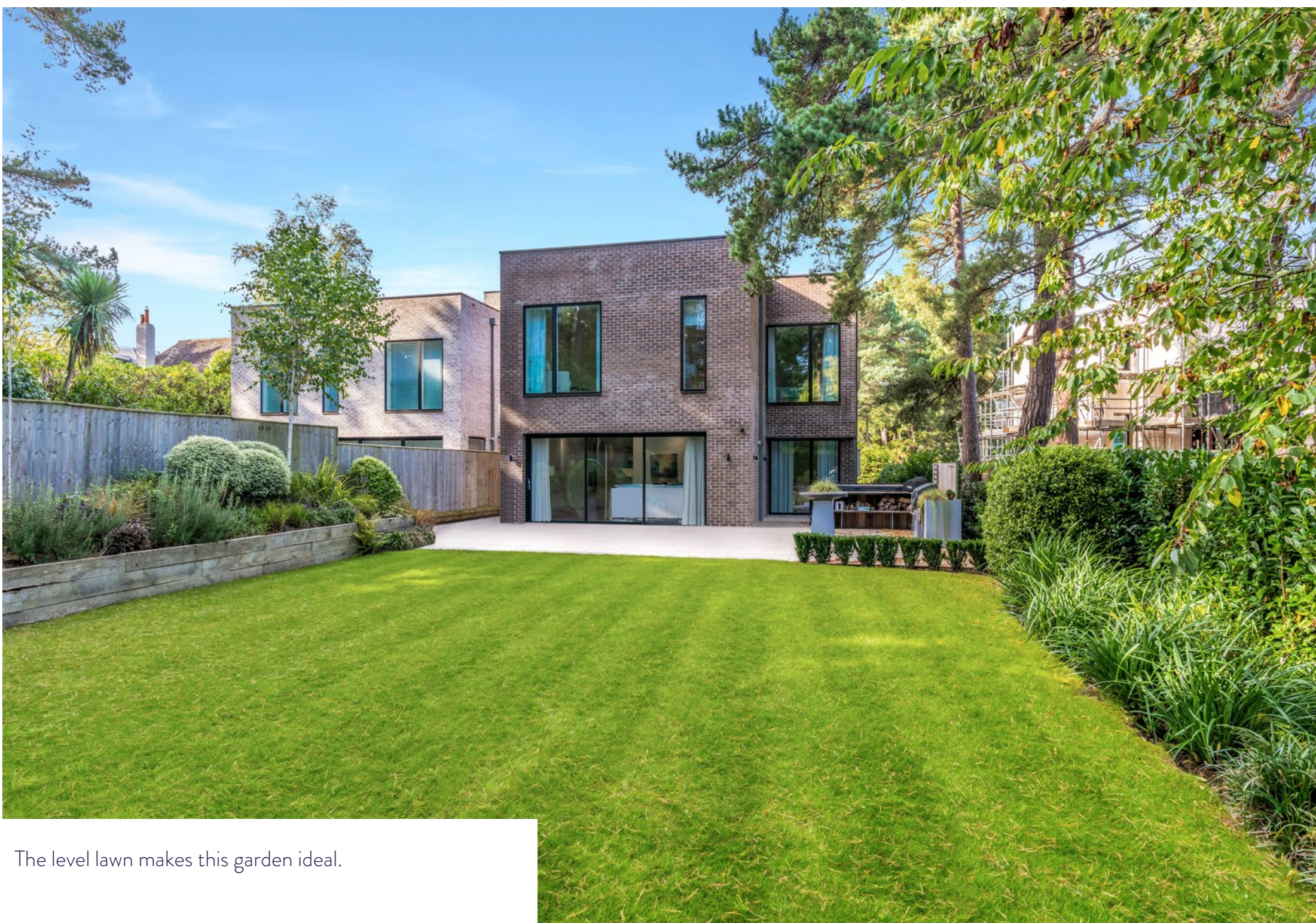
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The level lawn makes this garden ideal.



The lifestyle room is impressive and stylish.



The decor is finished to a high standard throughout.



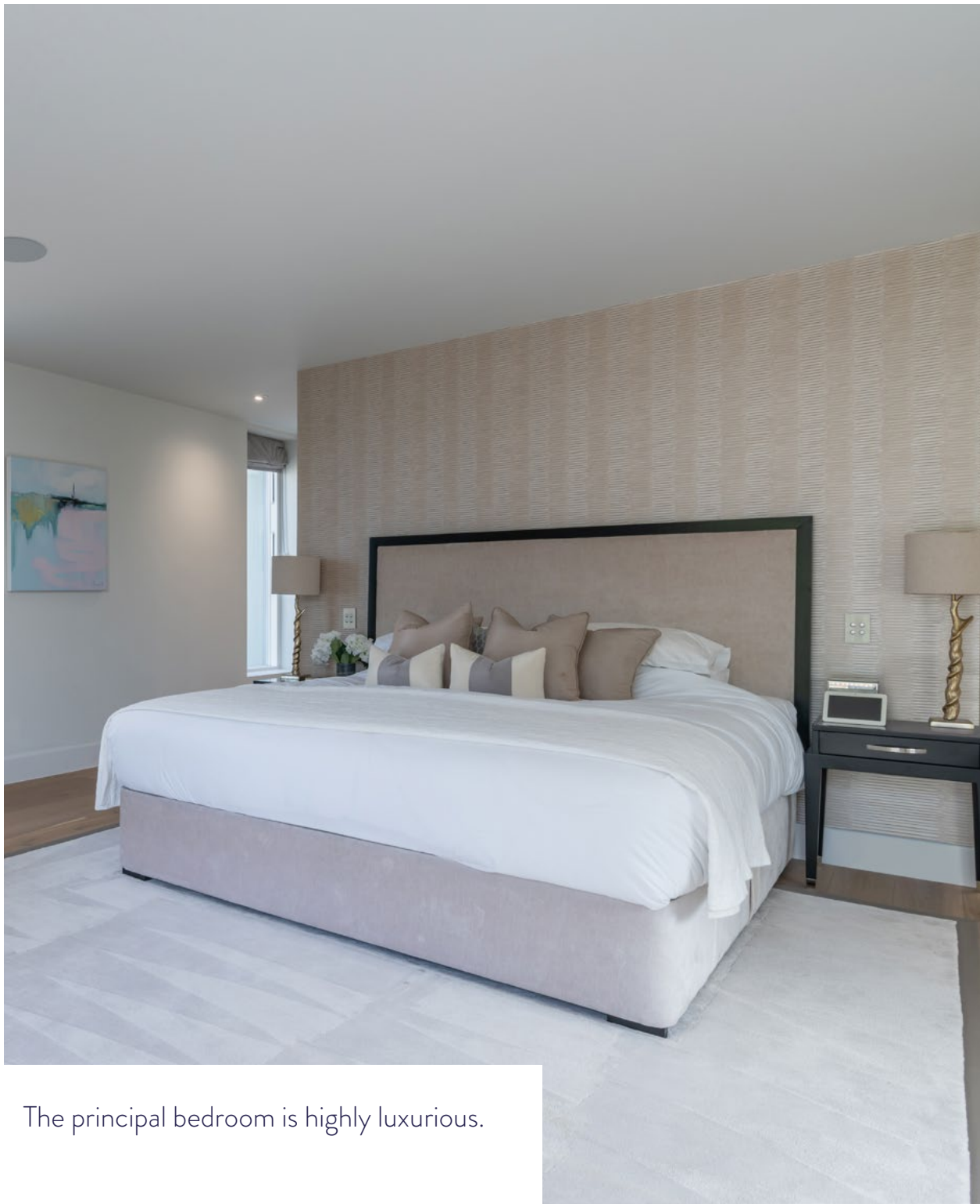


This is also a perfect room for entertaining friends and family.



The formal sitting area is an oasis of calm.





The principal bedroom is highly luxurious.



The house could be arranged as four or five bedrooms.

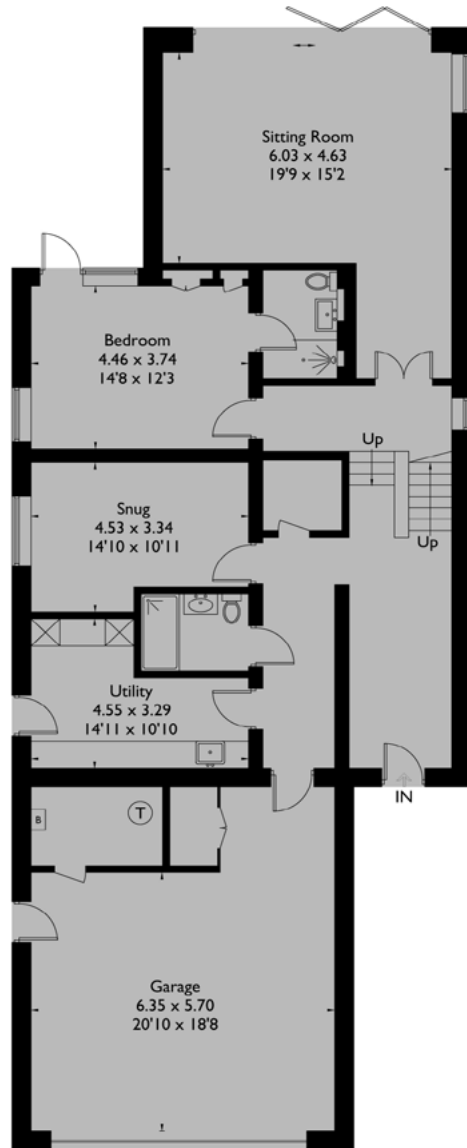


There's a choice of two private sun terraces.

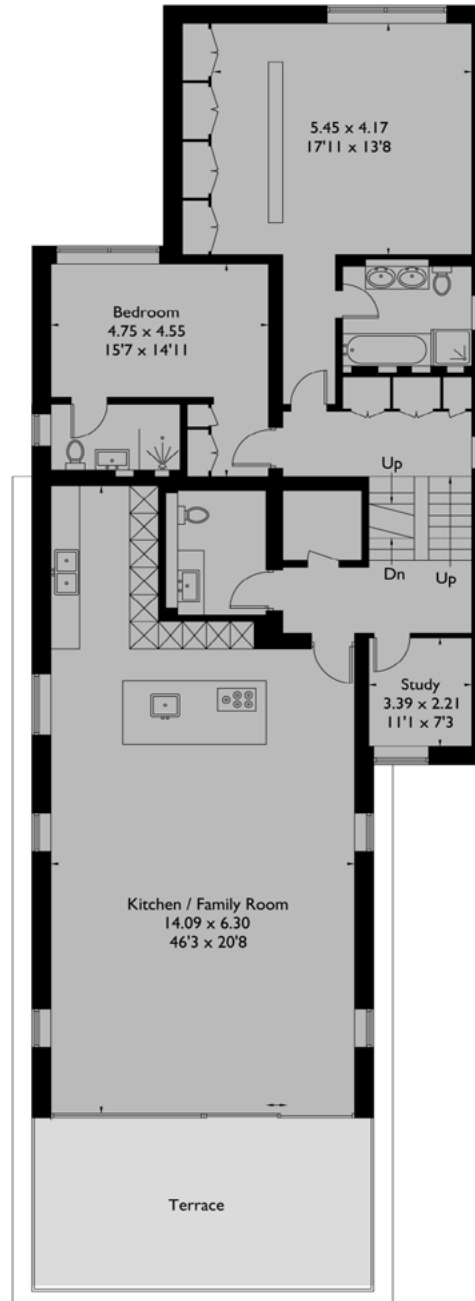


The rear garden is ideal for families.

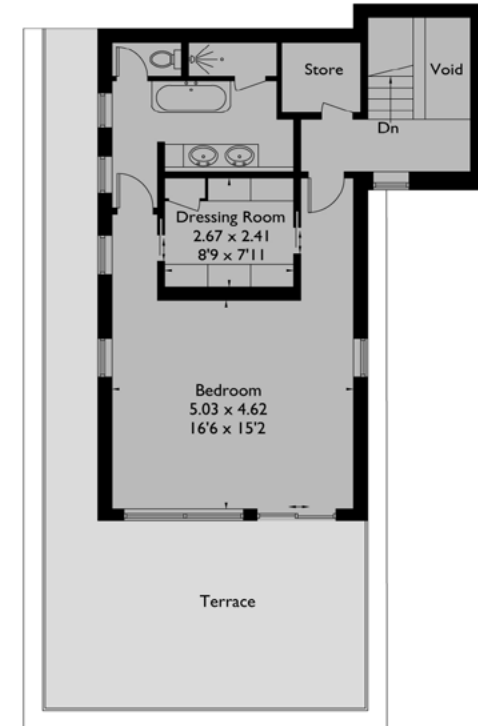
# Floorplan



Ground Floor



First Floor



Second Floor

## 25 Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area  
House = 414 sq m / 4456 sq ft  
(Including Garage / Excluding Void)

Terraces = 70 sq m / 753 sq ft



# Summary

Aldinga is a sizeable contemporary home, with a generous and level rear garden and it is located in one of the area's most exclusive roads where houses nearby have sold for in excess of £5M.

Brudenell Avenue connects to Shore Road - essentially the harbour's edge - meaning it's in a great spot for paddle boarders or windsurfers. Turn left and there is also a level walk of circa half a mile to the beach at Sandbanks.

The built form extends to nearly 4,500 square feet and the versatile layout includes four generous double bedrooms, each with ensuite facilities, a huge open plan kitchen / family/ lifestyle, study, formal living, bedroom five / snug and family bathroom. In fact the ground floor could be used as a private guest suite.

Stand out features include the principal bedroom suite which occupies the entire top floor and which benefits from a private sun terrace and harbour views. The open plan living space is hugely impressive and also boasts a dedicated sun terrace. The house is offered in very good decorative order and there are luxury appointments throughout.

The garden is exceptional for such a new house. The gated driveway, which leads to the integral double garage, has lots of rooms for casual and guest parking.

- Harbour views
- Convenient for harbour & beach
- Just over 4,450 square feet
- Great rear garden
- 4 / 5 bedrooms & 5 bathrooms
- Versatile layout
- Beautiful decor
- Good parking
- 46' open plan lifestyle room
- No forward chain

**Guide Price:** £2,850,000

**Tenure:** Freehold

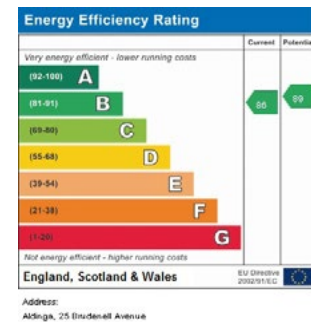
**Stamp Duty:** Main Home £253,250\*  
Additional Home £338,750\*  
(\*based on guide price)

**Lease Length:** N/A

**Maintenance:** N/A

**Council Tax:** Band H  
(2023/2024 £4,096.48)

**EPC:**



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## Get in touch

**In person:** We are located at  
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Canford Cliffs,  
Poole, BH13 7LP.  
We would love to see you  
for a cup of tea or coffee.

**By phone:** 01202 007373

**By email:** [info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)

**Property ref:** 0897



### 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.