



19 Brudenell Avenue

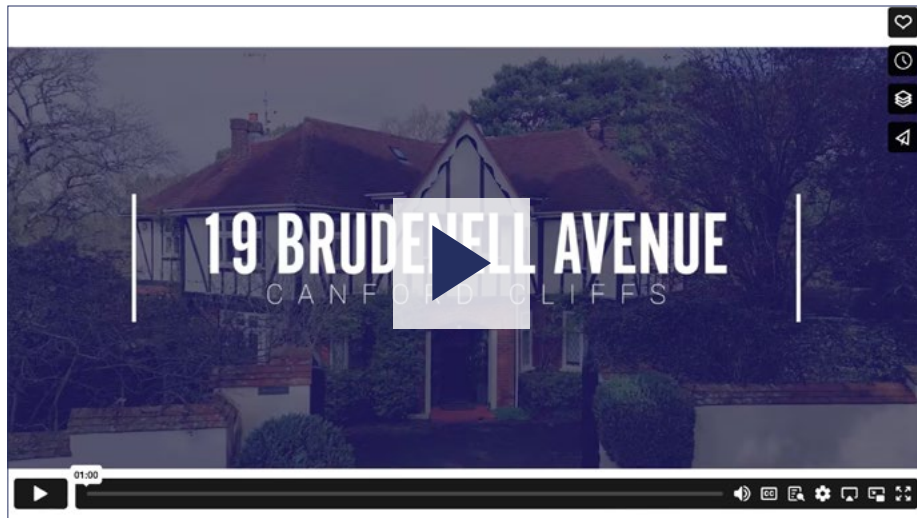
Canford Cliffs, Poole, Dorset, BH13 7NW



LUXURY &
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Exclusive Properties

Can't wait to view in person?

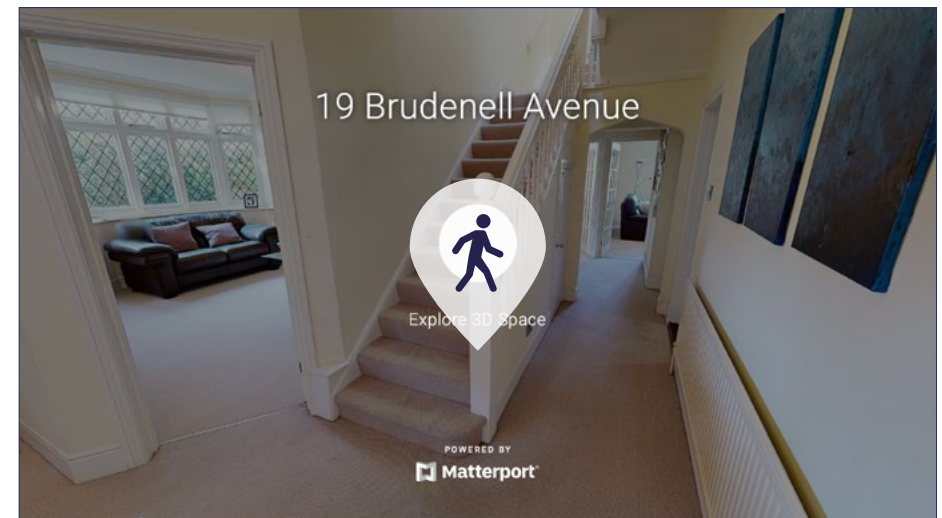
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to 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



Simply click on the thumbnail above 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.

Matterport™



This imposing home sits on a substantial corner plot.



The luxury fitted kitchen / breakfast room.



There is a choice of receptions, perfect for entertaining.



There is huge potential for an incoming purchaser to create a dream home.





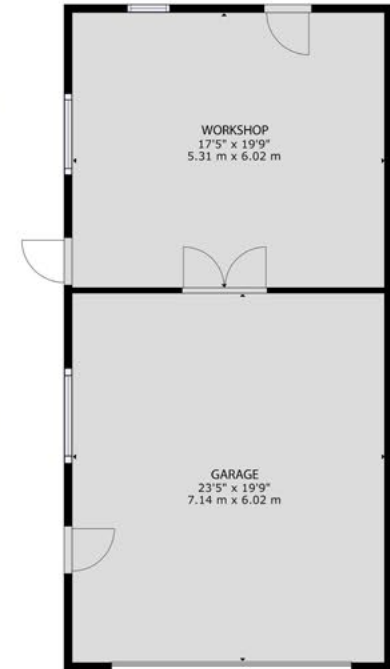


The grounds are extensive and include two large outbuildings.



The calm and serene waters of Poole Harbour are at the bottom of the road.

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GROSS INTERNAL AREA
 MAIN HOUSE: GROUND FLOOR: 1,795 sq. ft, 166 m2, FIRST FLOOR: 1,829 sq. ft, 169 m2, TOTAL: 3,624 sq. ft, 335 m2
 GARAGE: 813 sq. ft, 75 m2
 SNOOKER ROOM: 519 sq. ft, 48 m2
 OVERALL TOTAL: 4,956 sq. ft, 458 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Brudenell Avenue must surely be one of the hottest locations in the immediate environs of Sandbanks. Houses nearby have sold for several million pounds reflecting its unique attributes such as the spacious and pretty street scene uniquely positioned with the shores of Poole Harbour literally at the bottom of the road. Turn left at the junction with Shore Road and there is a level waterside walk of around half a mile connecting to the beach.

This house sits on a spacious plot with a detached garage and outbuildings adding an additional 1,300 square feet of built form to the main dwelling which extends to just over 3,600 square feet. The house is believed to date from the pre-war era although it has been subject to upgrades and modifications over the years including a luxury fitted kitchen by Smallbone.

There are five bedrooms, five baths and five receptions including a kitchen / diner. The property would now benefit from remodelling and modernisation by incoming owners so it offers huge potential. Thanks to the seemingly ever increasing prices in the road it might even be suitable for complete redevelopment subject to the necessary consents.

- Premier location
- Close to Poole Harbour
- Convenient for beaches
- Five bedrooms, five bathrooms
- Five receptions
- Large outbuildings
- Extensive grounds
- Would benefit from modernisation
- Huge potential
- No forward chain

Details

Guide Price: £1,995,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £150,650**
Additional Home £210,500**
** based on guide price

Council Tax: Band G
2023/2024 £3,413.73pa

EPC:



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Property Ref: 0939



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.