

Luxury+Prestige

19 BRUDENELL AVENUE

CANFORD CLIFFS, POOLE, BH13 7NW













TAKE A STEP INSIDE



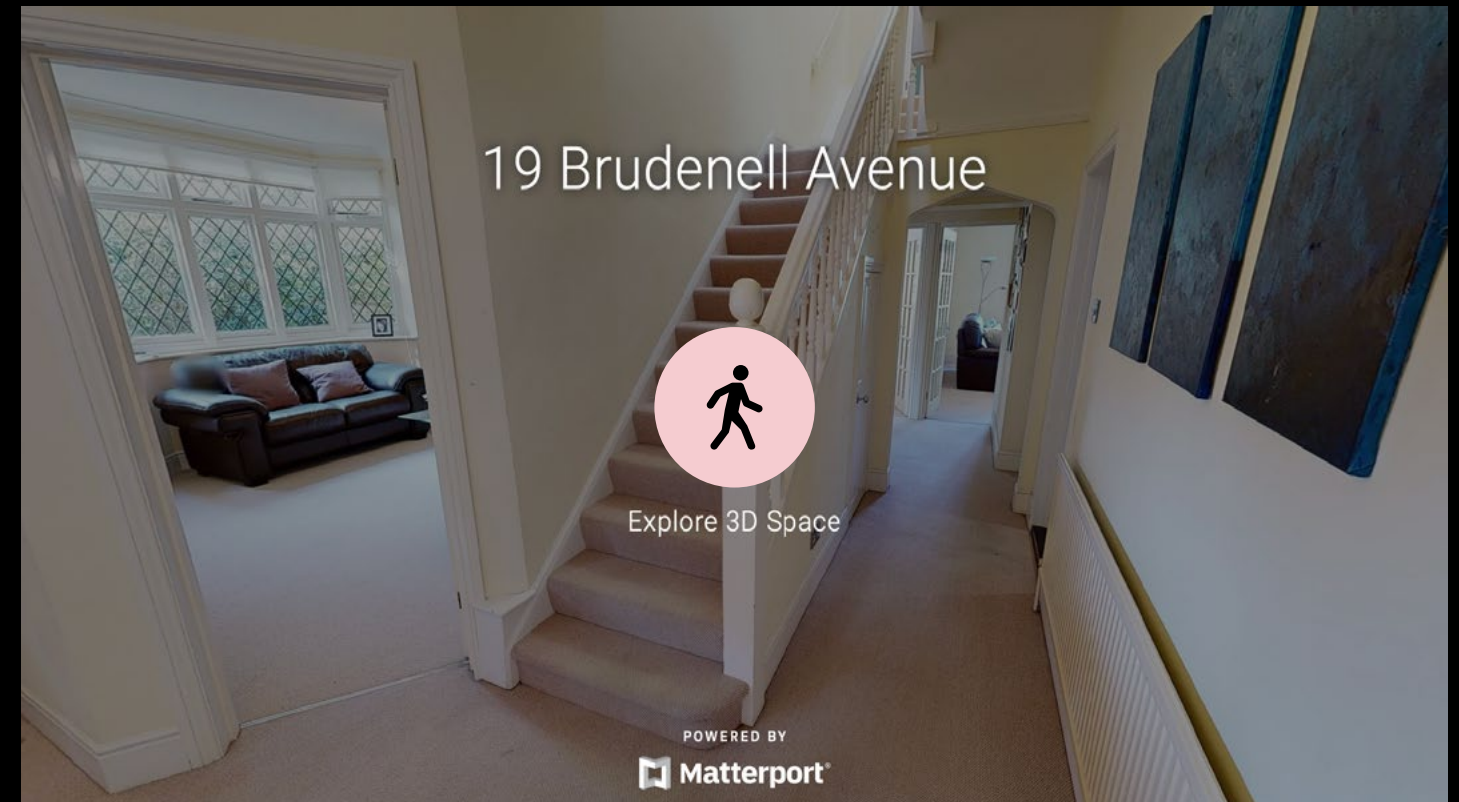
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

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™

Floorplan

19 Brudenell Avenue,
Canford Cliffs, Poole, BH13 7NW

GROSS INTERNAL AREA

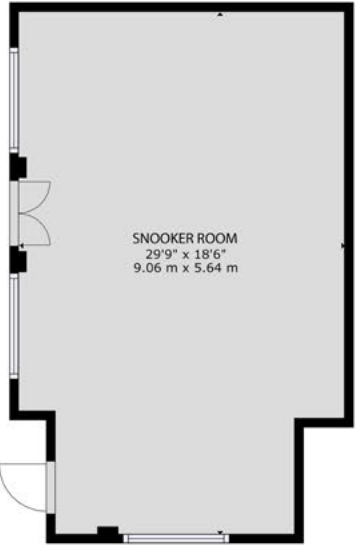
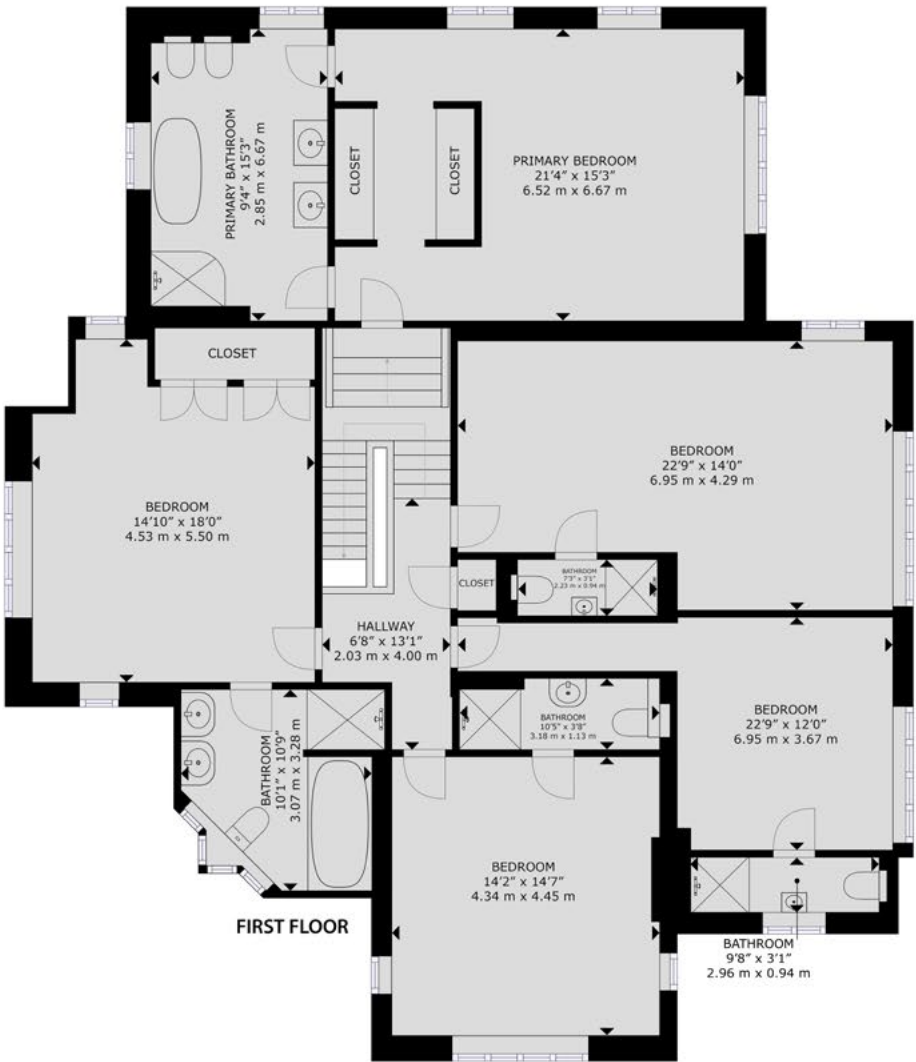
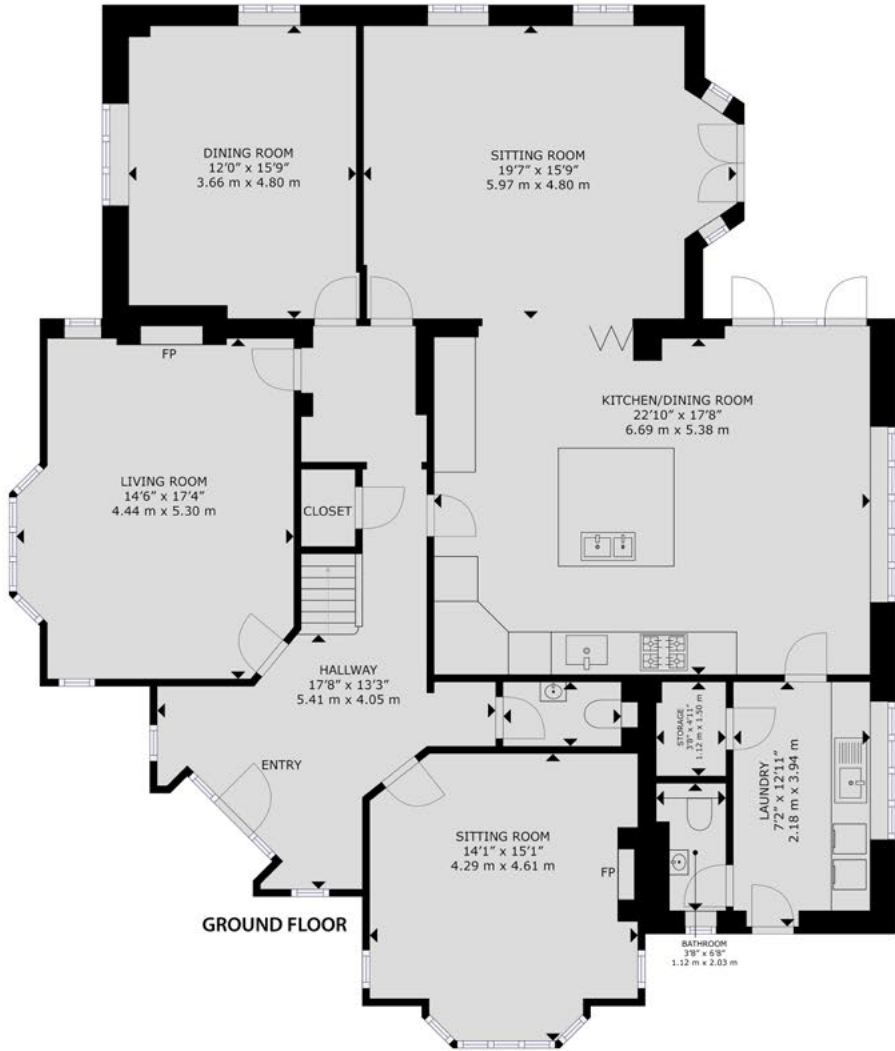
House:
Ground Floor: 1,795 sq. ft / 166 m²
First Floor: 1,829 sq. ft / 169 m²
Total: 3,624 sq. ft / 335 m²

Garage: 813 sq. ft / 75 m²

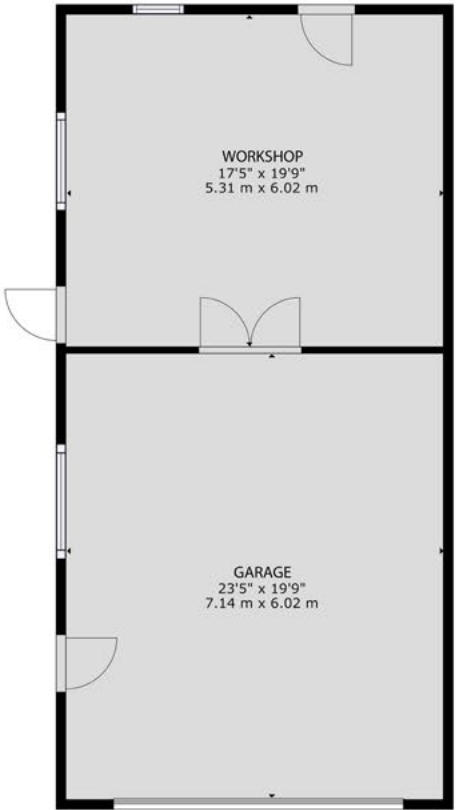
Snooker Room: 519 sq. ft / 48 m²

Overall Total: 4,956 sq. ft / 458 m²

Sizes and dimensions are approximate, actual may vary.



SNOOKER ROOM**



GARAGE*

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.

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	£250,400**	
	** based on guide price, correct as at 6.11.24		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2024/2025	£3,579.59pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + 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

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

07484 719645
asia@luxuryandprestige.com



Valentina Morana
Marketing Assistant

01202 007373
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0939
Published:	January 2025



Important notice
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige

luxuryandprestige.com