



Ground Floor Apartment Bowie

81 Haven Road, Sandbanks, Poole, Dorset, BH13 7LW



LUXURY &
PRESTIGE
Exclusive Properties

£2,650,000

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:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk



APARTMENT 1 BOWIE

SANDBANKS

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

Interactive 3D Tour

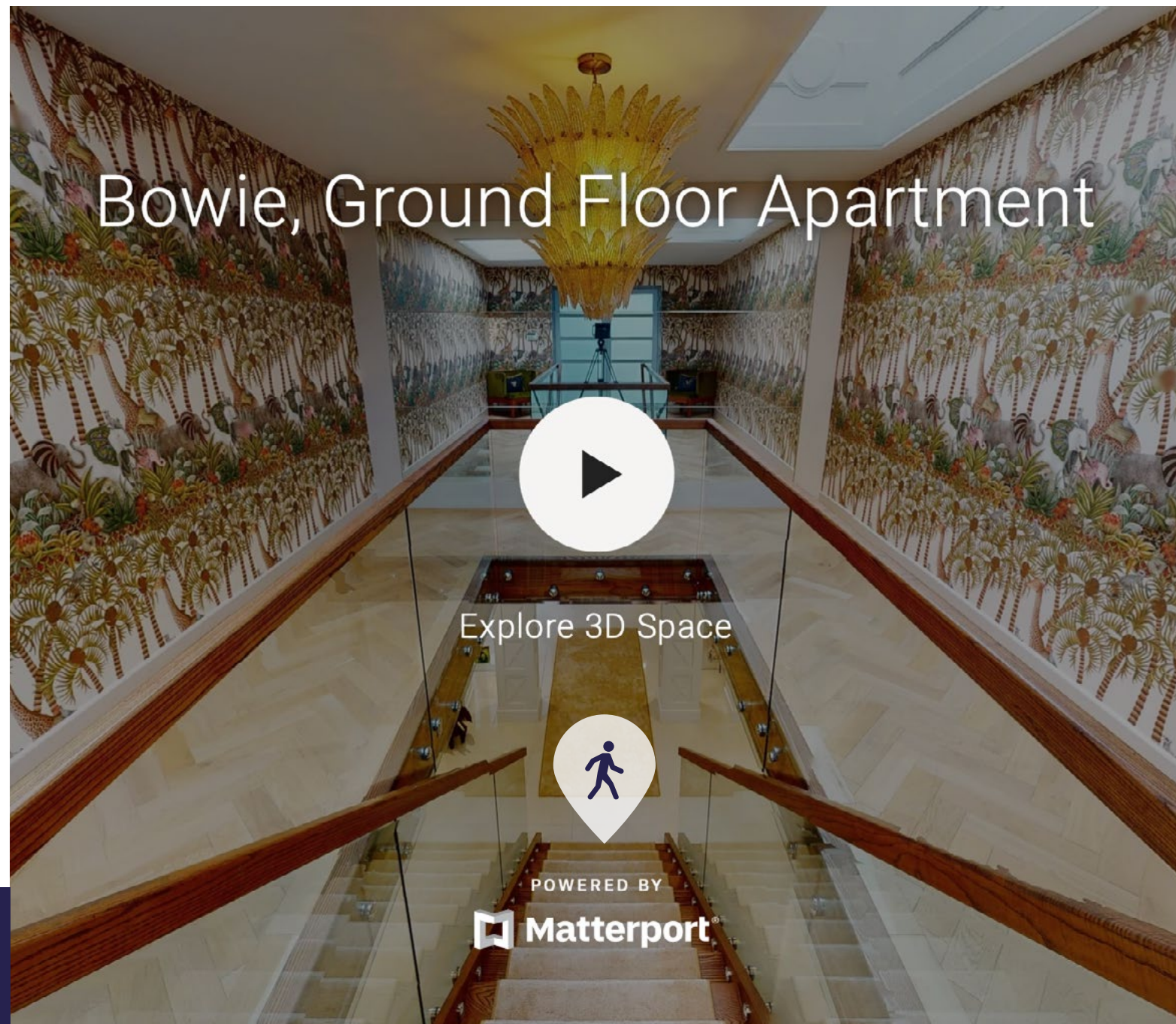
Can't wait to view in person?

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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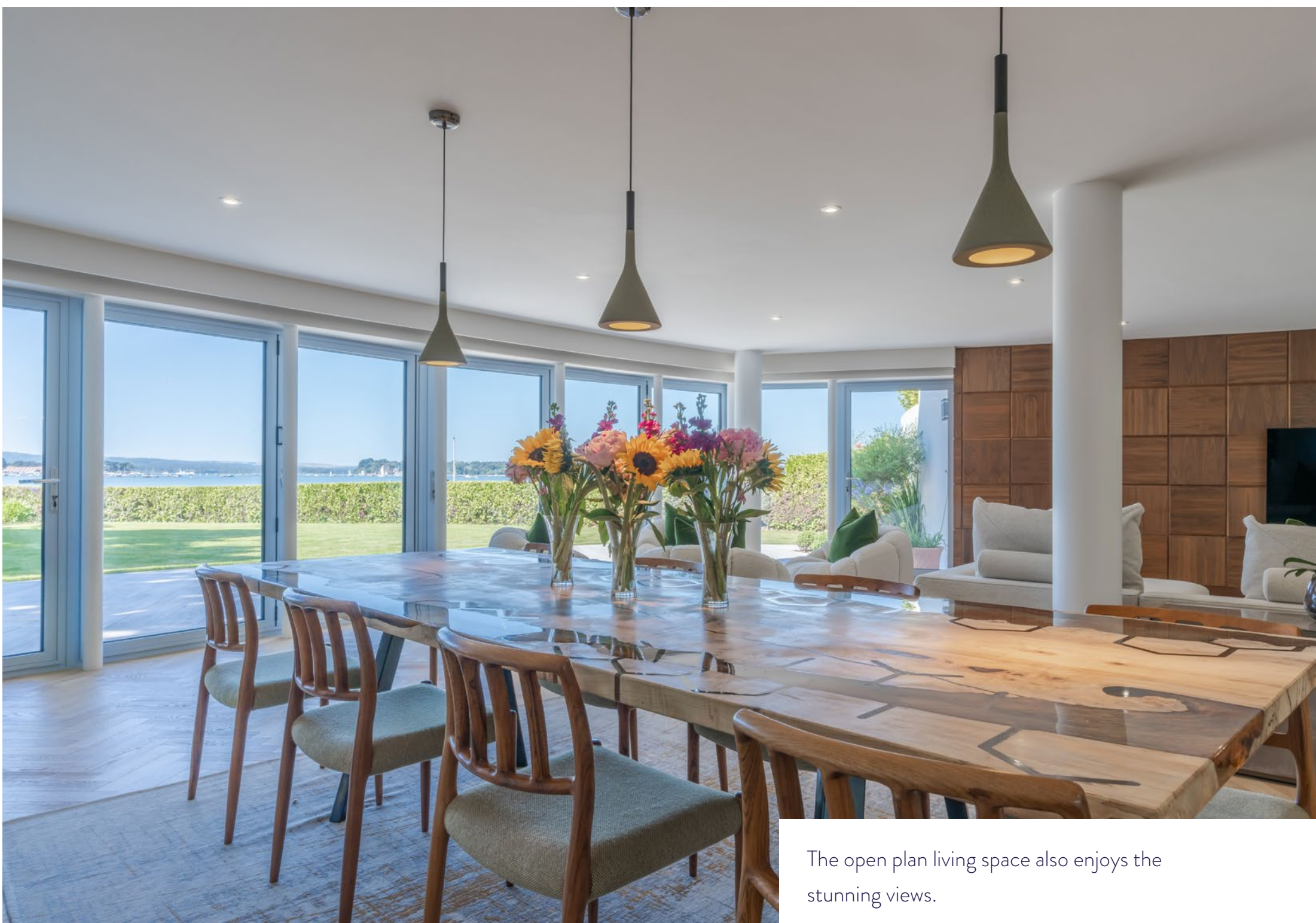


Please click on the image above to view our interactive 3D tour of this property.





The private garden overlooks the calm and sheltered waters of Poole Harbour.



The open plan living space also enjoys the stunning views.



The interior design is striking throughout with a clever use of space.



The reception hall creates a wonderful first impression.





There are numerous options for formal and informal sitting.



Work, rest or play, this home has it all.





It exudes charm and style making it the height of luxury living.



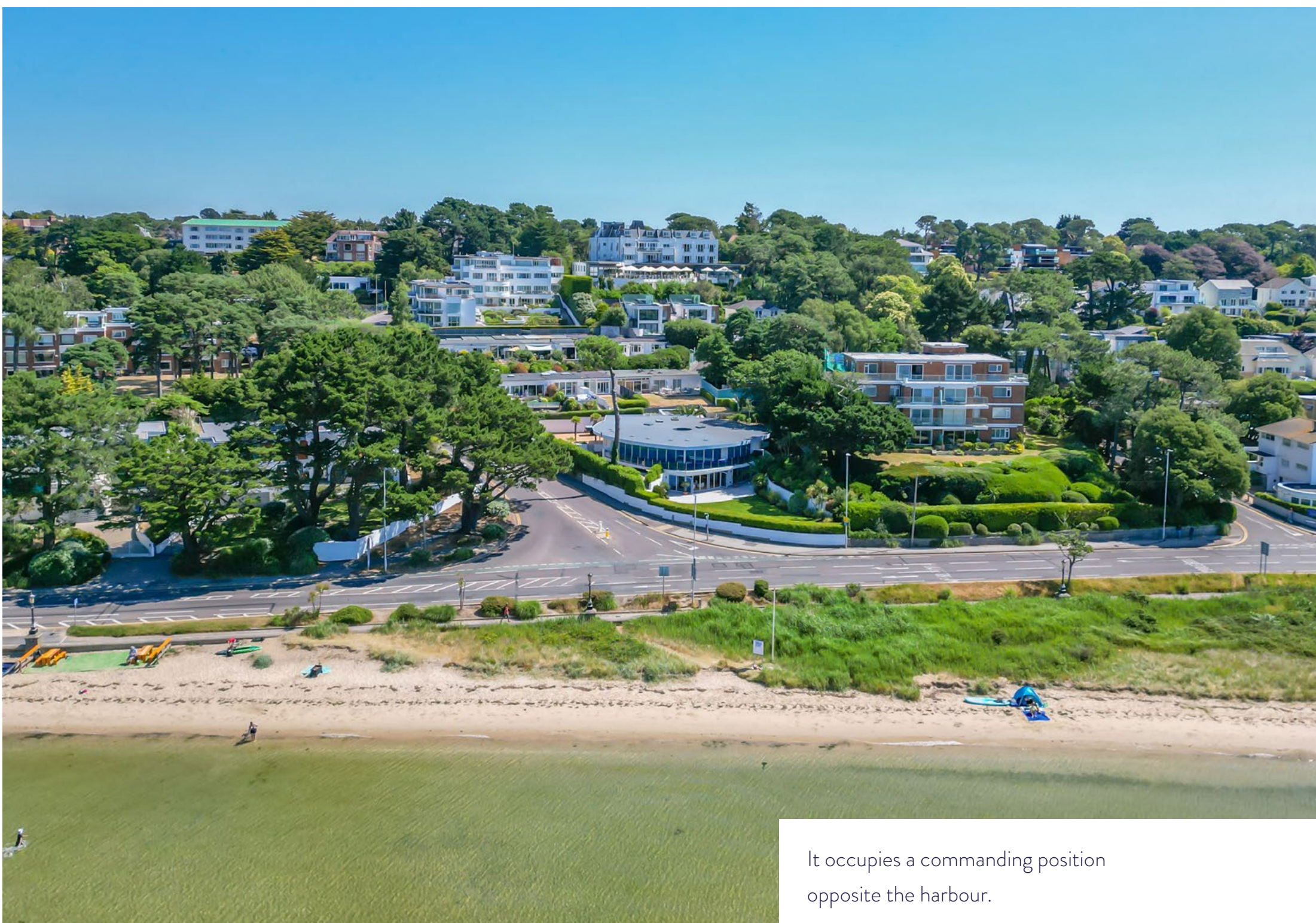
It is rare to find an apartment of this size with such a beautiful garden.



There are three bedrooms, each with their own stunning en suite bathroom.



The South facing sun terrace is the perfect place to soak up the sun.



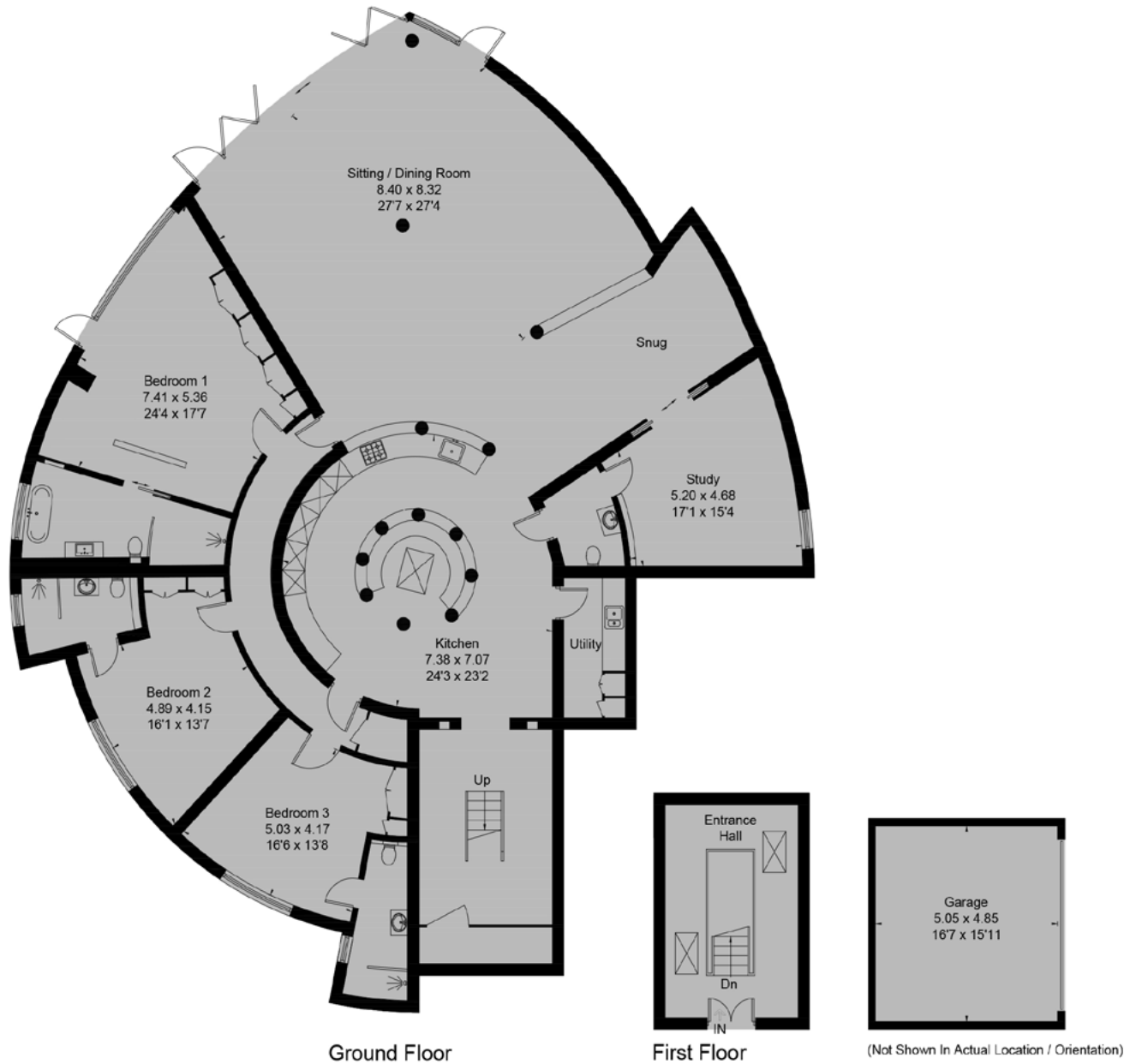
It occupies a commanding position opposite the harbour.

Ground Floor Flat, 81 Haven Road, Sandbanks, Poole, BH13 7LW

Approximate Floor Area = 338.7 sq m / 3646 sq ft

Garage = 24.5 sq m / 264 sq ft

Total = 363.2 sq m / 3910 sq ft



Summary

Bowie is a unique and unmistakable development of just two apartments prominently located directly opposite the glistening shores of Poole Harbour and just a short level walk from some of the country's best beaches on the Sandbanks Peninsula.

The garden apartment is a match for any penthouse with built form extending to just over 3,900 square feet, a supremely large private sun terrace as well as a private garden. The views are nothing short of spectacular incorporating Brownsea Island, Sandbanks and the Purbeck Hills beyond. Paddle boarders and kite surfers famously frequent the stretch of water immediately in front of Bowie which adds another dimension to the already amazing vista on offer.

The interior has been completely modernised and interior designed by the current owners and it is more than a match for the spectacular architecture. The high quality and luxury finishes are as beautiful as we have seen anywhere locally and the overall effect is stunning.

There are three double bedrooms, each with en suite facilities as well as a snug and a study to complement the hugely impressive open plan living space. Other luxuries include a private front door, a garage and secure parking adding to its broad appeal.

- Spectacular garden apartment
- One of only two in the development
- Three bedroom suites
- Amazing private garden with sun terrace
- Huge open plan living space
- Stunning interior design
- Study / home office
- Private front door
- Great parking
- Detached garage

Guide Price: £2,650,000

Tenure: Leasehold & Share of Freehold

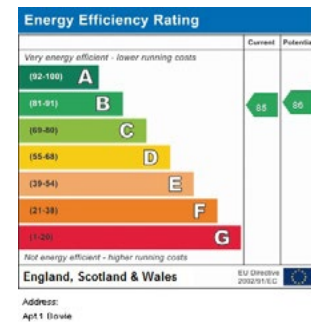
Stamp Duty: Main Home £229,250*
Additional Home £308,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

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

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for a cup of tea or coffee.

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Property ref: 0859



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.