



## 6 Harbour Close

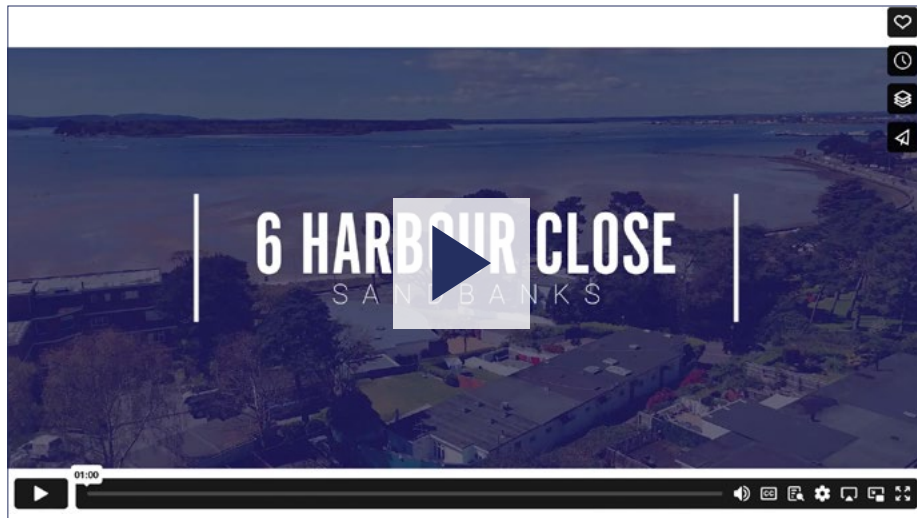
Sandbanks, Poole, Dorset, BH13 7NA



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

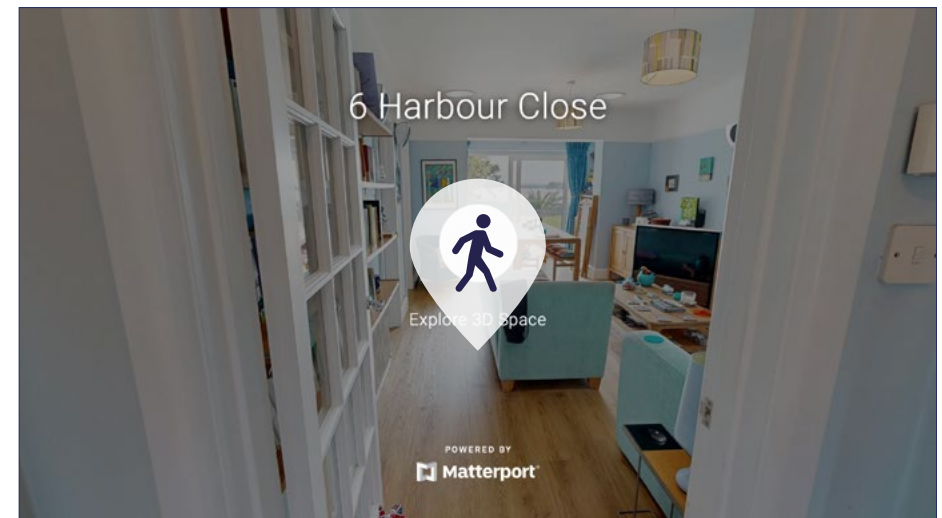
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™**



The views can even be enjoyed from the main living space.



The stunning views across Poole Harbour from the garden.



It has a real beachy feel throughout, perfect for its location.



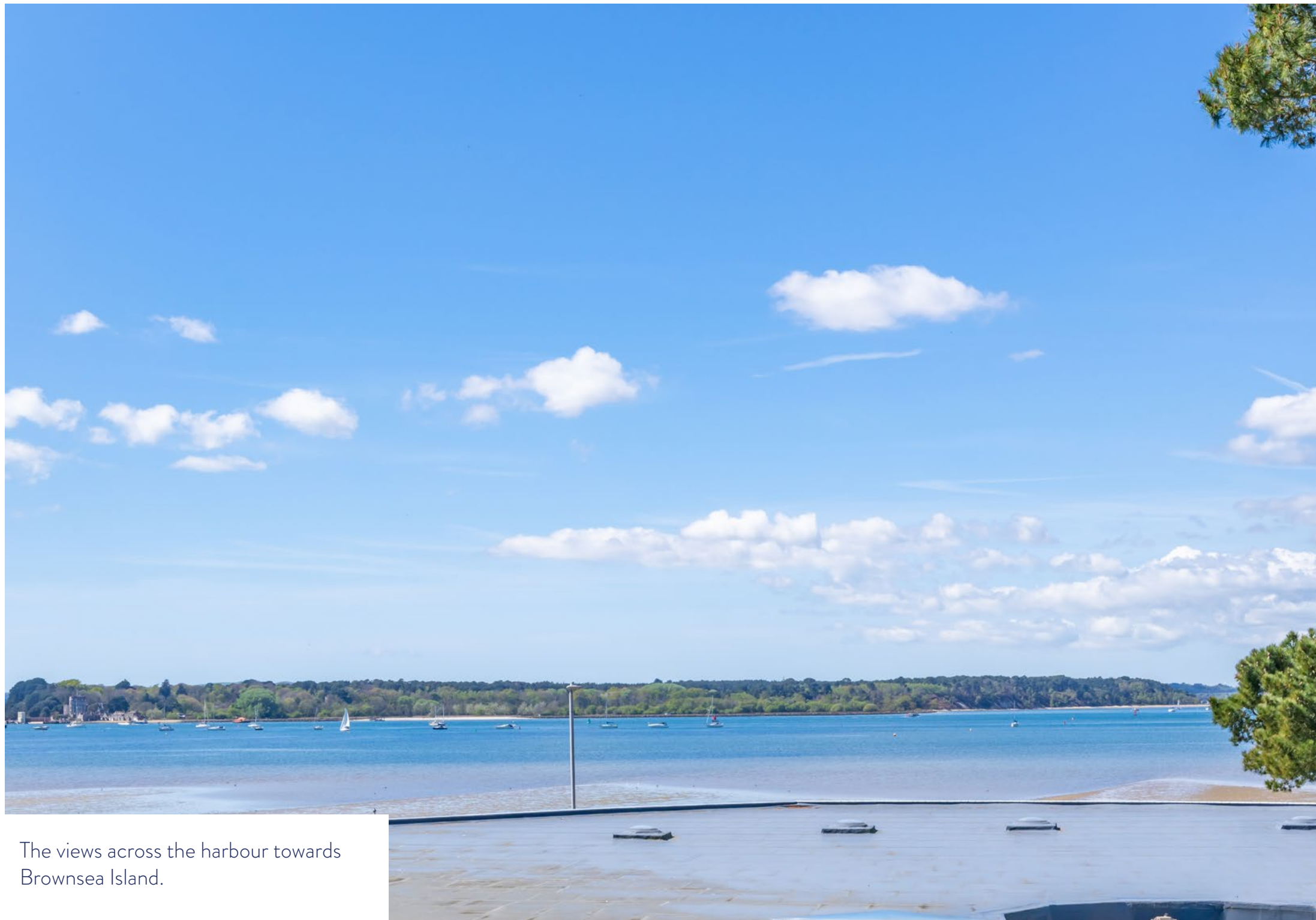
There are two bedrooms and two bathrooms.



Wake up to this? The view from the principal bedroom.

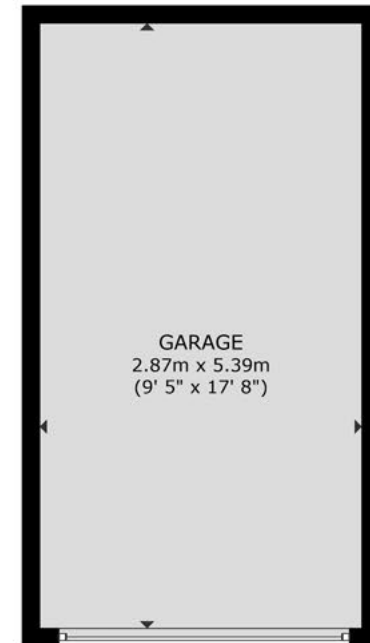






The views across the harbour towards Brownsea Island.

### 6 Harbour Close, Sandbanks, Poole, BH13 7NA



**GARAGE \***  
\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA  
**APARTMENT:** 733 sq. ft, 68 m2  
**GARAGE:** 166 sq. ft, 16 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Harbour Close is a highly unusual development of single storey terraced homes, each with its own private garden benefiting from some of the area's best harbour views. All of this a little more than a stones through from the waterside and convenient for the famous Blue Flag beaches at Sandbanks. This makes Harbour Close a great alternative for anyone looking for a luxury apartment and they have quite a following.

Number 6 is an end terrace and as such it benefits from an especially large plot (the largest in the development) with the addition of a side garden and a raised deck area which could be suitable for a garden room. It is perfect for sun worshippers as the incredible view is complemented by a Southwesterly aspect.

Inside the accommodation includes two bedrooms and two bathrooms (one of which is en suite) and it extends to just over 730 square feet. The decor is in good order throughout having been modernised by the current owners and it is perfect for a fun seaside retreat. It comes with the addition of a lock up garage with solar powered door, as well as an additional parking space and no forward chain. The owners have also had plans drawn up to extend the property to three bedrooms, subject of course to the necessary consents.

- Simply superb harbour views
- Extra large Southwest facing garden
- Largest plot in Harbour Close
- Two bedrooms
- Two bathrooms (one en suite)
- Good decor
- Convenient for beaches
- Ideal and fun holiday home
- Individual garage & additional parking space
- No forward chain

## Details

<b>Guide Price:</b>	£850,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Lease Length:</b>	999 years from 01/07/1975
<b>Maintenance:</b>	TBA
<b>Ground Rent:</b>	TBA* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Stamp Duty:</b>	Main Home                    £30,000** Additional Home            £55,500** ** based on guide price
<b>Council Tax:</b>	Band D 2024/2025                    £2,147.75pa
<b>EPC:</b>	



# LUXURY & PRESTIGE

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**Property Ref:** 0950



### 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.