



7 Harbour Close

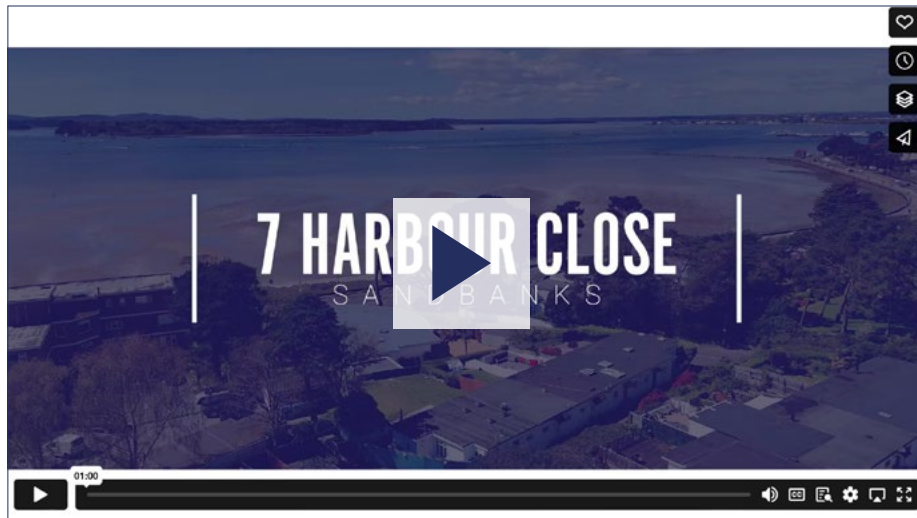
Sandbanks, Poole, Dorset, BH13 7NA



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Exclusive Properties

Can't wait to view in person?

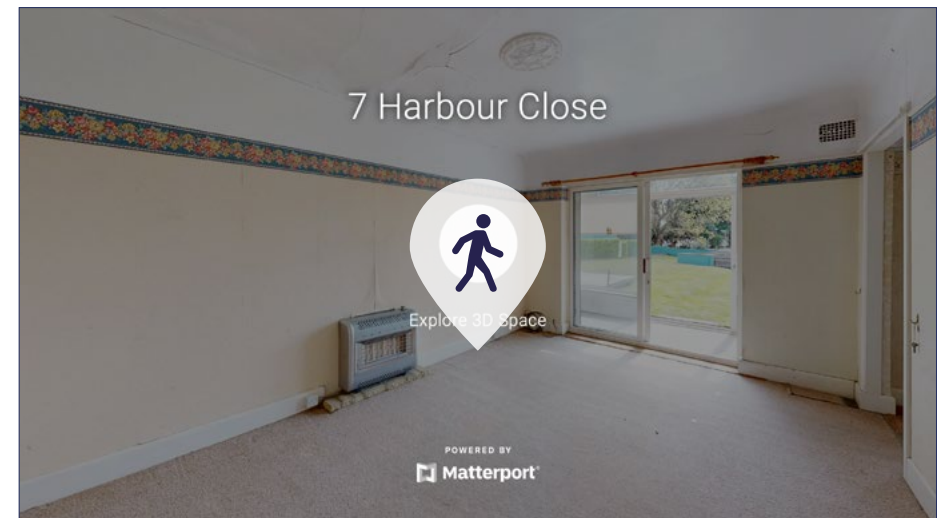
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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.

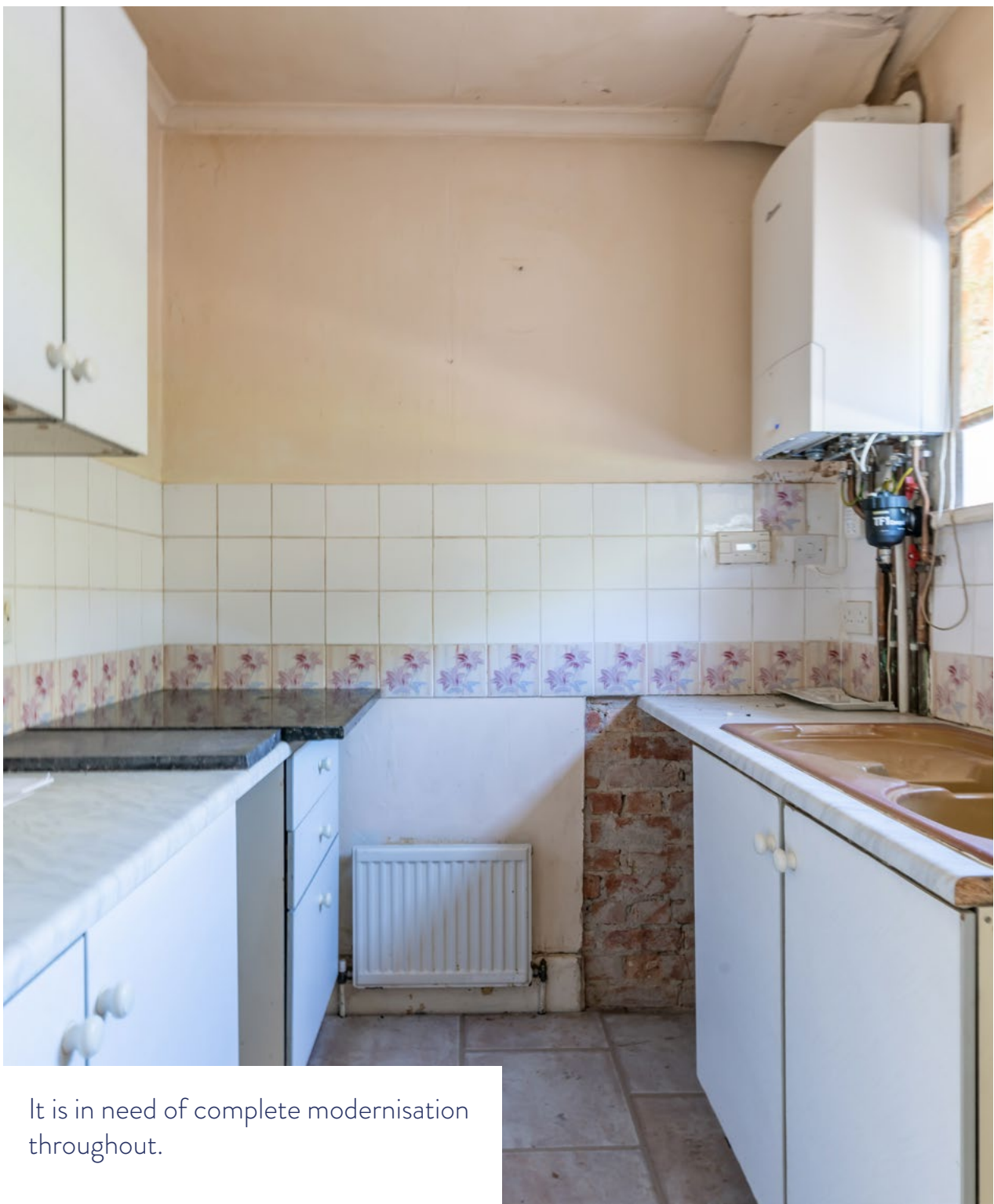
Matterport™



Harbour Close occupies a wonderful position close to Poole Harbour.



There is a great garden with fabulous views of the harbour.



It is in need of complete modernisation throughout.



The space could be transformed to create a wonderful coastal retreat.

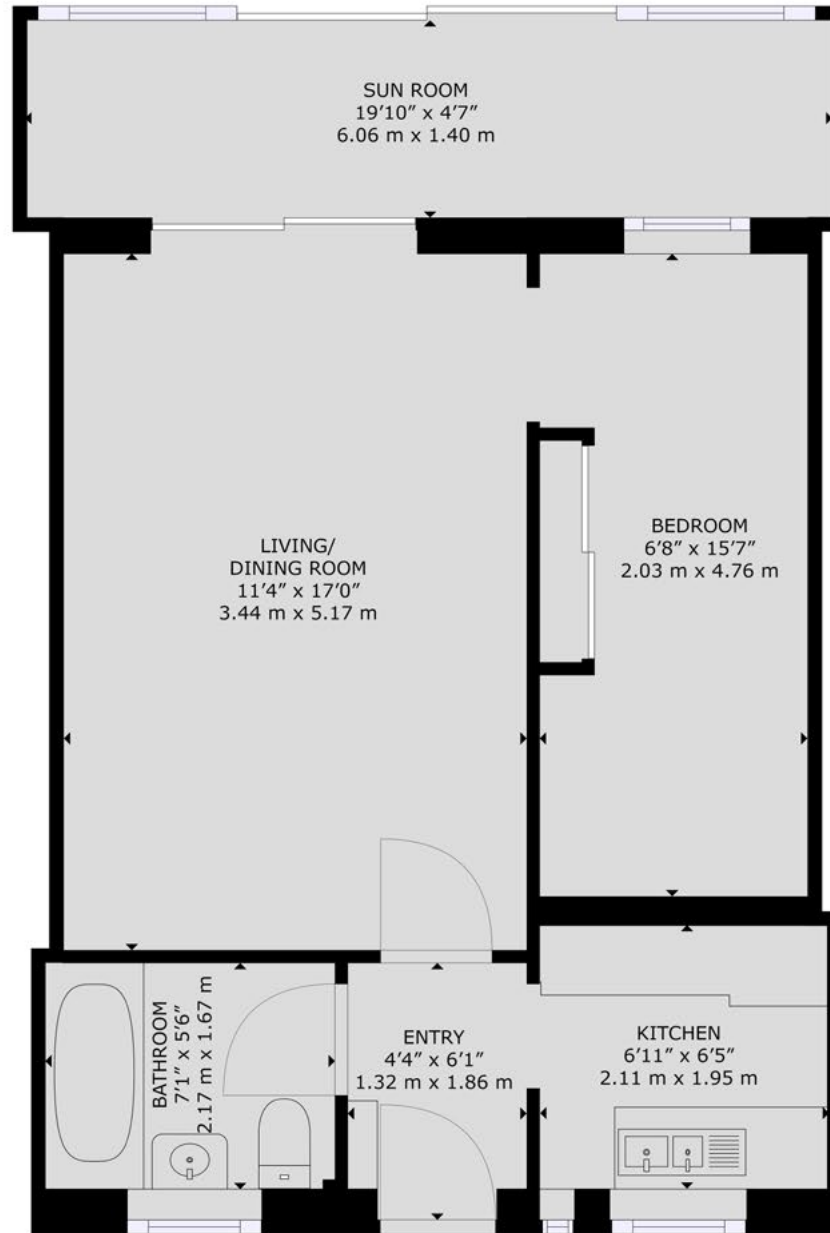




The amazing view incorporates Brownsea Island and the Purbeck Hills.

Floorplan

**7 Harbour Close,
Sandbanks, Poole,
BH13 7NA**



GROSS INTERNAL AREA
FLOOR PLAN: 546 sq. ft, 51 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

This compact lock up and leave one bedroom terraced bungalow is in need of complete modernisation. It benefits from views of Poole Harbour and Brownsea Island and is nestled in a quiet position on the border of Canford Cliffs and Sandbanks.

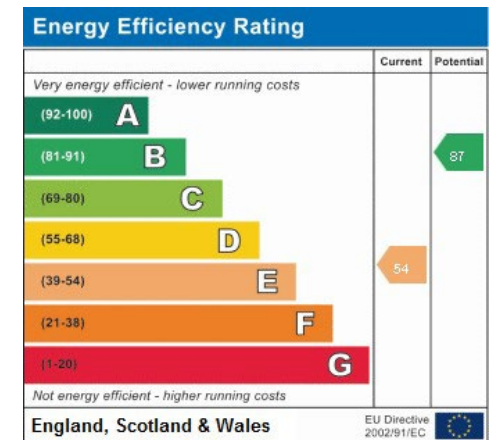
Harbour Close is practically on the shores of Poole Harbour and is within easy walking distance of the beaches of the world famous Sandbanks Peninsula whilst also being close to the shops and amenities of Canford Cliffs Village. This exceptional location would make the home perfect for those seeking a beachside, convenient location without wanting to compromise on quality and outside space. In particular, it would serve as an incredible 'lock up and leave' second home. There is a great garden making it a superb alternative to an apartment and it comes with a garage and a private parking space - invaluable during the summer months when no doubt friends and family will be keen to visit. There are plans to extend under Permitted Development.

- One bedroom terraced bungalow
- Private garden
- In need of complete modernisation
- Fantastic opportunity
- Garage and private parking space
- Great alternative to an apartment
- Sought after location
- Moments from the harbour
- Short stroll to beaches
- No forward chain

Details

Guide Price:	£575,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years 01/07/1975
Maintenance:	TBA
Ground Rent:	TBA* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £16,250** Additional Home £33,500** ** based on guide price
Council Tax:	Band C 2024/2025 £1,909.11pa

EPC:



Address:
7 Harbour Close



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Property Ref: 0951



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.