



Como, 39 Brudenell Avenue

Sandbanks, Poole, BH13 7NW



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.



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

vimeo



PROPOSED FRONT ELEVATION - WEST



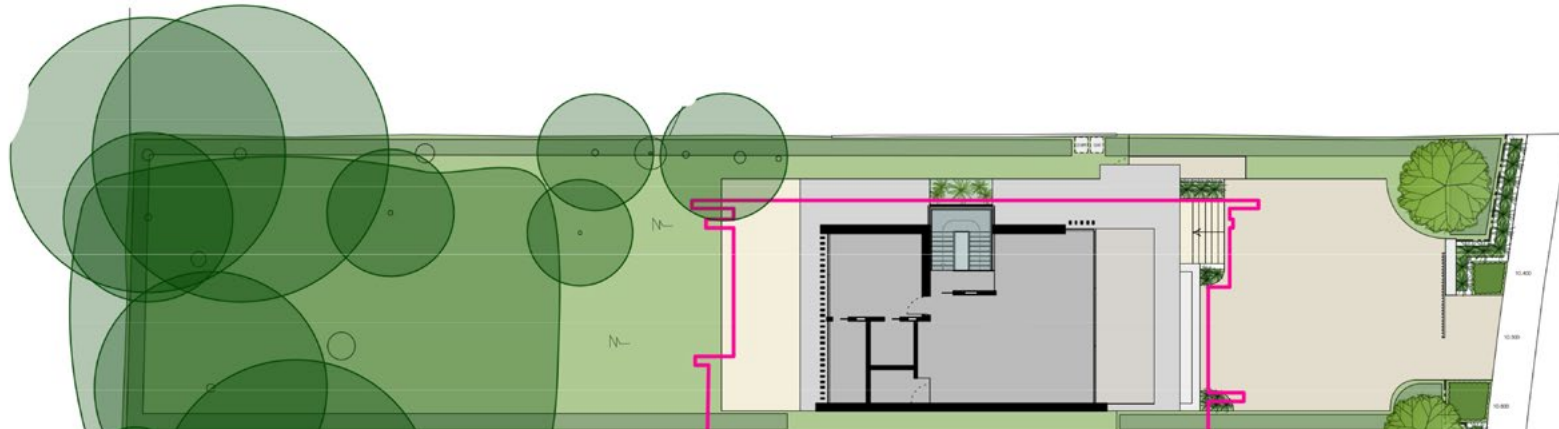
PROPOSED FRONT ELEVATION - SOUTH



PROPOSED SIDE ELEVATION - NORTH



PROPOSED REAR ELEVATION - EAST

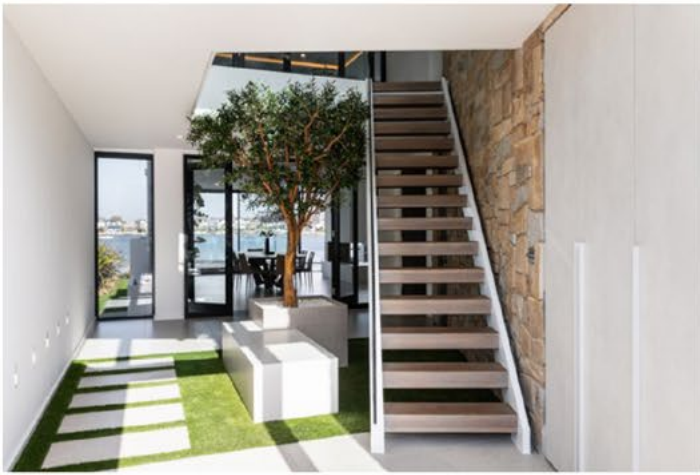




ORTA

COMO





Previous Project
Salterns Way, Lilliput





Previous Project
Ravine Road, Canford Cliffs





FLAMBARD ROAD, LOWER PARKSTONE



SOUTHBOURNE OVERCLIFF DRIVE, SOUTHBOURNE



NAIRN ROAD, CANFORD CLIFFS



WESTERN ROAD, BRANKSOME PARK

Other Projects by Cullen Homes



ALINGTON ROAD, EVENING HILL



DORNIE ROAD, CANFORD CLIFFS



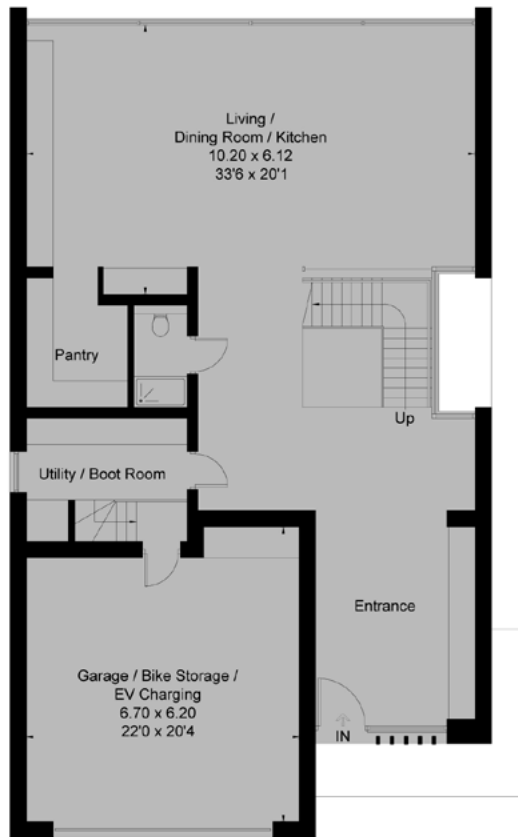
SALTERNS WAY, LILLIPUT



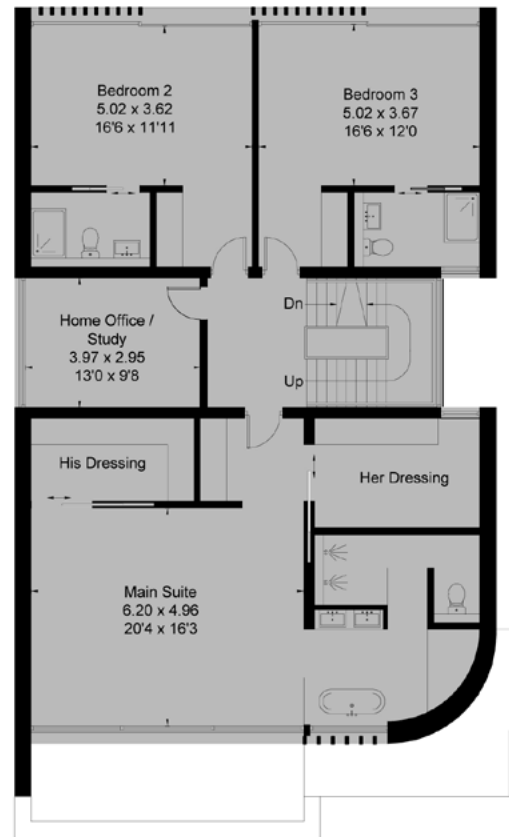
NAIRN ROAD, CANFORD CLIFFS

HOUSE 2, 39 BRUDENELL AVENUE, CANFORD CLIFFS POOLE BH13 7NW

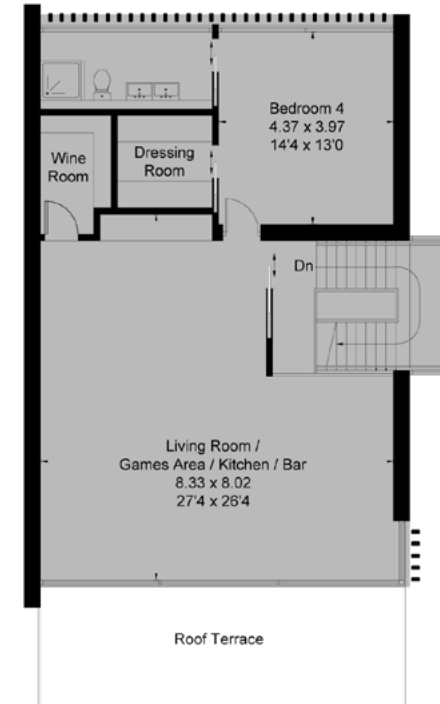
Approximate Floor Area = 435 sq m / 4682 sq ft



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #77303

Summary

This is an opportunity to get involved at the early stages of the latest project by locally renowned Cullen Homes. They have built some of the most sought after contemporary homes in the area in recent years and this project will be no different with a beautiful design and specification to match.

Currently at the planning stage, the proposal is for two detached contemporary homes. House 2 will offer 4,682 square feet of luxury accommodation including four bedrooms, four bathrooms, open plan living space, a study and a spectacular top floor entertaining room with harbour views. The location is a stone's throw from the shores of Poole Harbour with the beaches of Sandbanks just beyond. There would be the potential to work with Cullen Homes to personalise the home so this is an opportunity not to be missed!

- Upcoming Cullen Homes project
- Highly sought after road
- Striking contemporary design
- Four bedrooms, four bathrooms
- Extends to 4,682 square feet
- Harbour views from top floor
- High specification throughout
- Short walk to promenade and beaches
- Opportunity to personalise
- Early purchase price support and incentives

Details

Guide Price: £3,750,000

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 £361,250**
Additional Home £473,750**
** based on guide price

Council Tax: TBA
2024/2025 £x,xxx.xx pa

EPC:



LUXURY & PRESTIGE

Exclusive Properties



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Property Ref: 0998



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.