

Luxury+Prestige

SUNSET VIEW

5 BRUDENELL AVENUE, SANDBANKS, POOLE, BH13 7NW























TAKE A STEP INSIDE



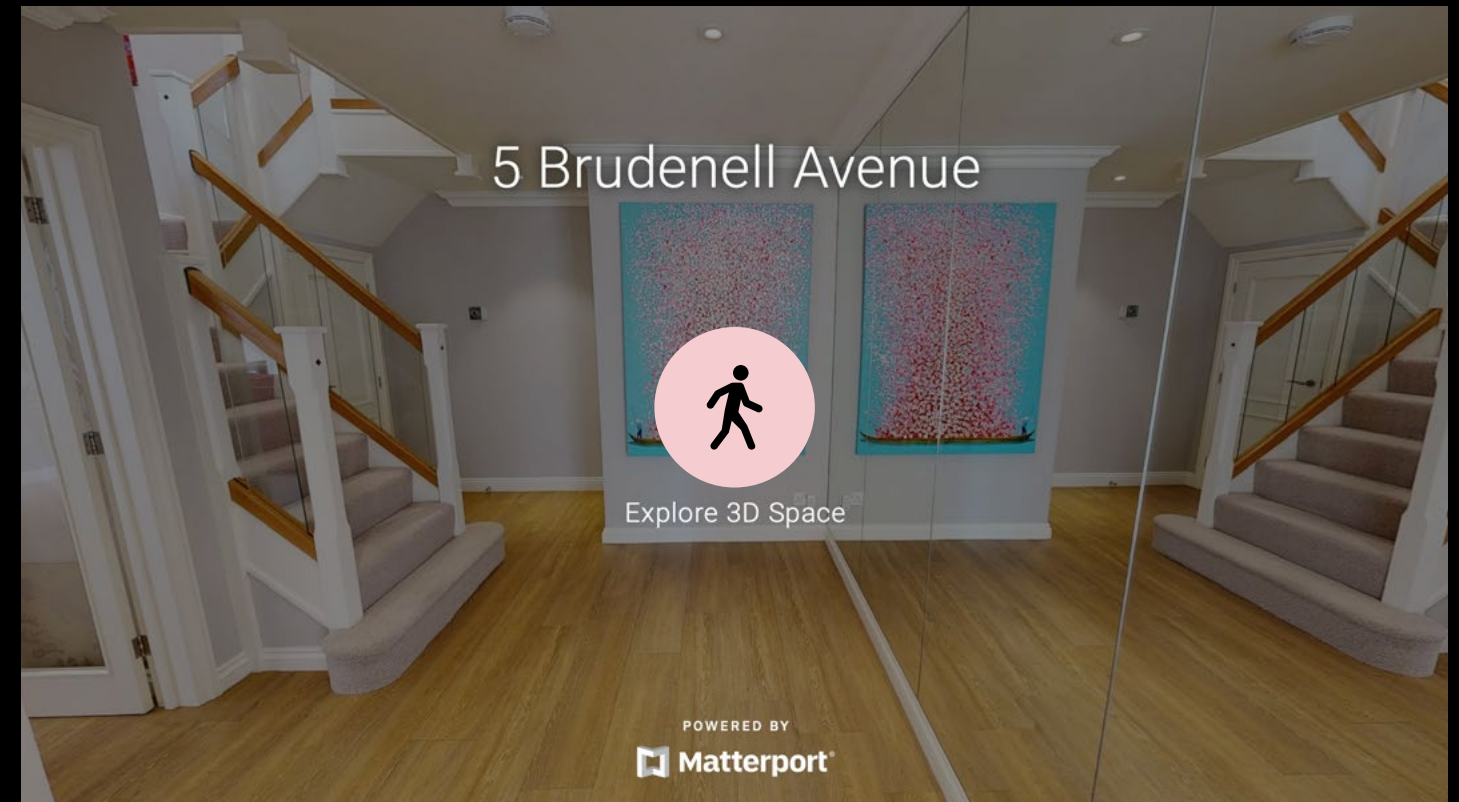
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Sunset View, 5 Brudenell Avenue,
Sandbanks, Poole, BH13 7NW

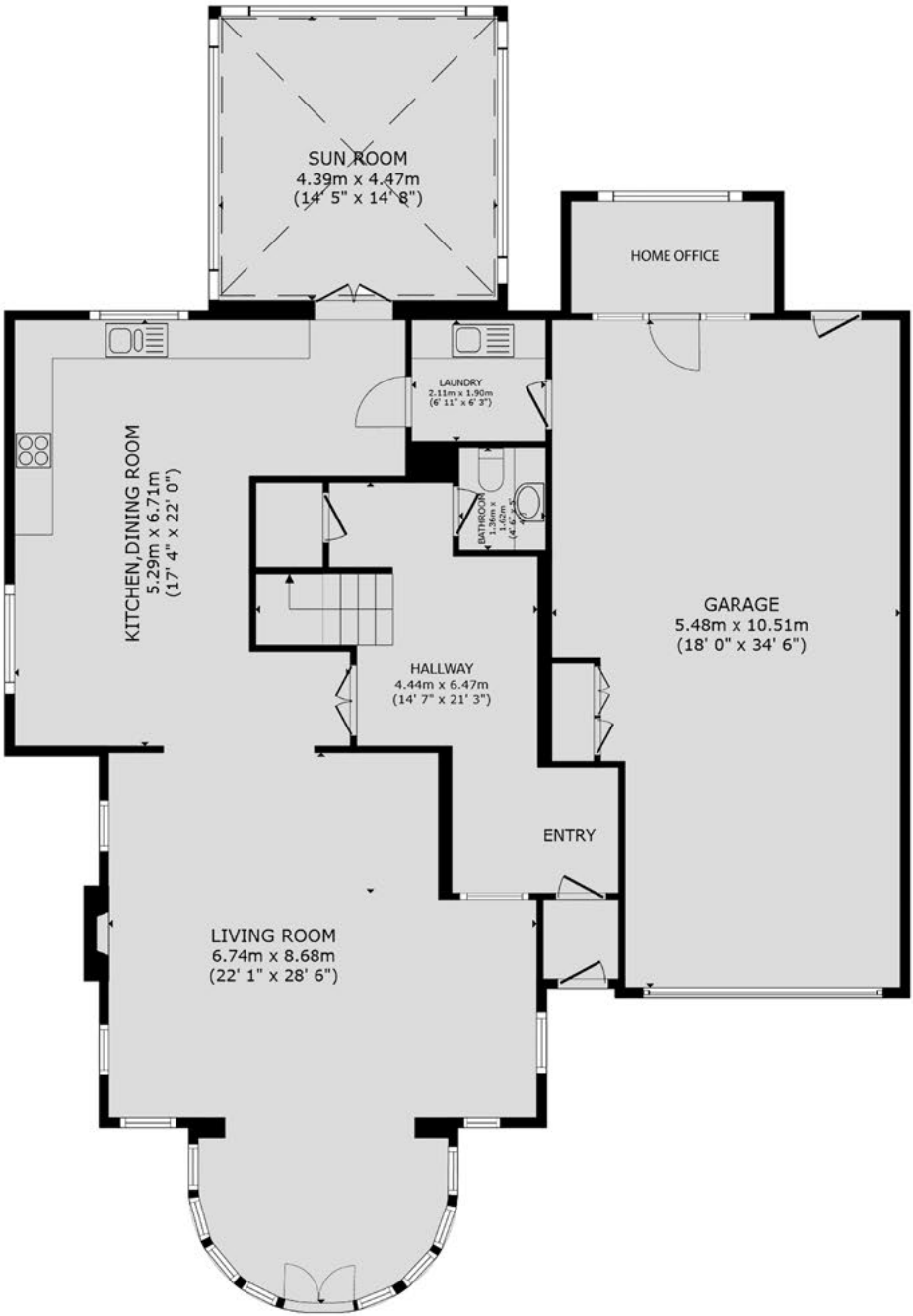
GROSS INTERNAL AREA

House:
Ground Floor: 1,499 sq. ft / 139 m²
First Floor: 1,472 sq. ft / 137 m²
Total: 2,971 sq. ft / 276 m²

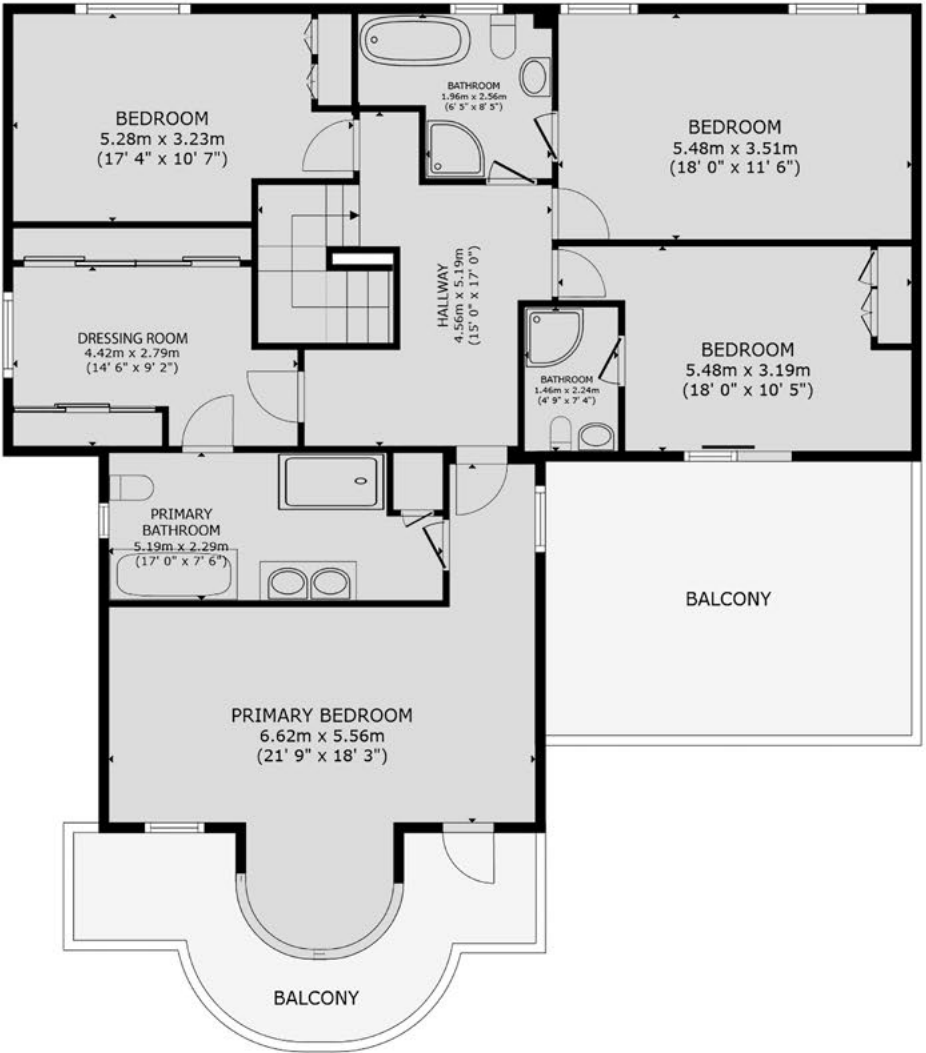
Garage: 563 sq. ft / 52 m²

Overall Total: 3,534 sq. ft / 328 m²

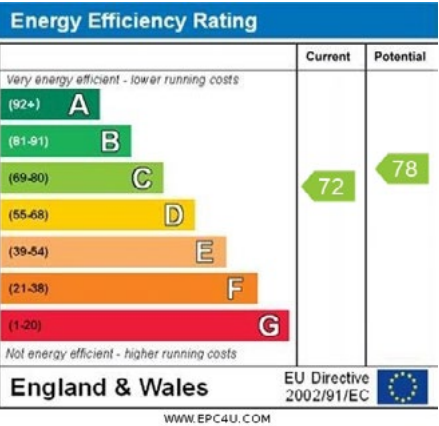
Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2



Summary

Sunset View couldn't be a more apt name for this beautiful detached home on one of the area's premiere roads, Brudenell Avenue.

It sits in a lovely spot between the shores of Poole Harbour and the Luscombe Valley Nature Reserve. From the front elevation there are spectacular views to the southwest across Poole Harbour towards Brownsea Island and the world famous Sandbanks Peninsula. It is approached via electric gates and a long driveway meaning it is set back from the road and whilst it is close to all of the area's renowned amenities, it is surprisingly tranquil.

The accommodation extends to 3,534 square feet and includes three reception rooms, four bedrooms, three bathrooms, a home office and an oversize integral garage which would be the envy of many a car enthusiast. It is beautifully appointed throughout with key features being the contemporary kitchen / diner, the large living room with bay window to enjoy the view and the huge principal suite with its own wraparound balcony.

Watersports enthusiasts can be in the waters of the harbour in mere moments, whilst the less energetic will find the golden beaches of Sandbanks a short level walk away. This could make an ideal main home, or a substantial luxury holiday retreat.

Details

Guide Price:	OIEO £3,000,000
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 £271,250** Additional Home £421,250** ** based on guide price, correct as at 3.03.25
Local Authority:	BCP Council
Council Tax:	Band H 2024/2025 £4,295.50pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Beautiful detached home
- + Extends to 3,534 square feet
- + Four bedrooms, three bathrooms
- + Three receptions
- + Home office
- + Huge principal suite
- + Oversize integral garage
- + Overlooking the shores of Poole Harbour
- + Spectacular sunset views
- + Walk to beaches in minutes

Our team



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