

Luxury+Prestige

1 WESTPOINT

65 PANORAMA ROAD, SANDBANKS, POOLE, BH13 7RB















TAKE A STEP INSIDE



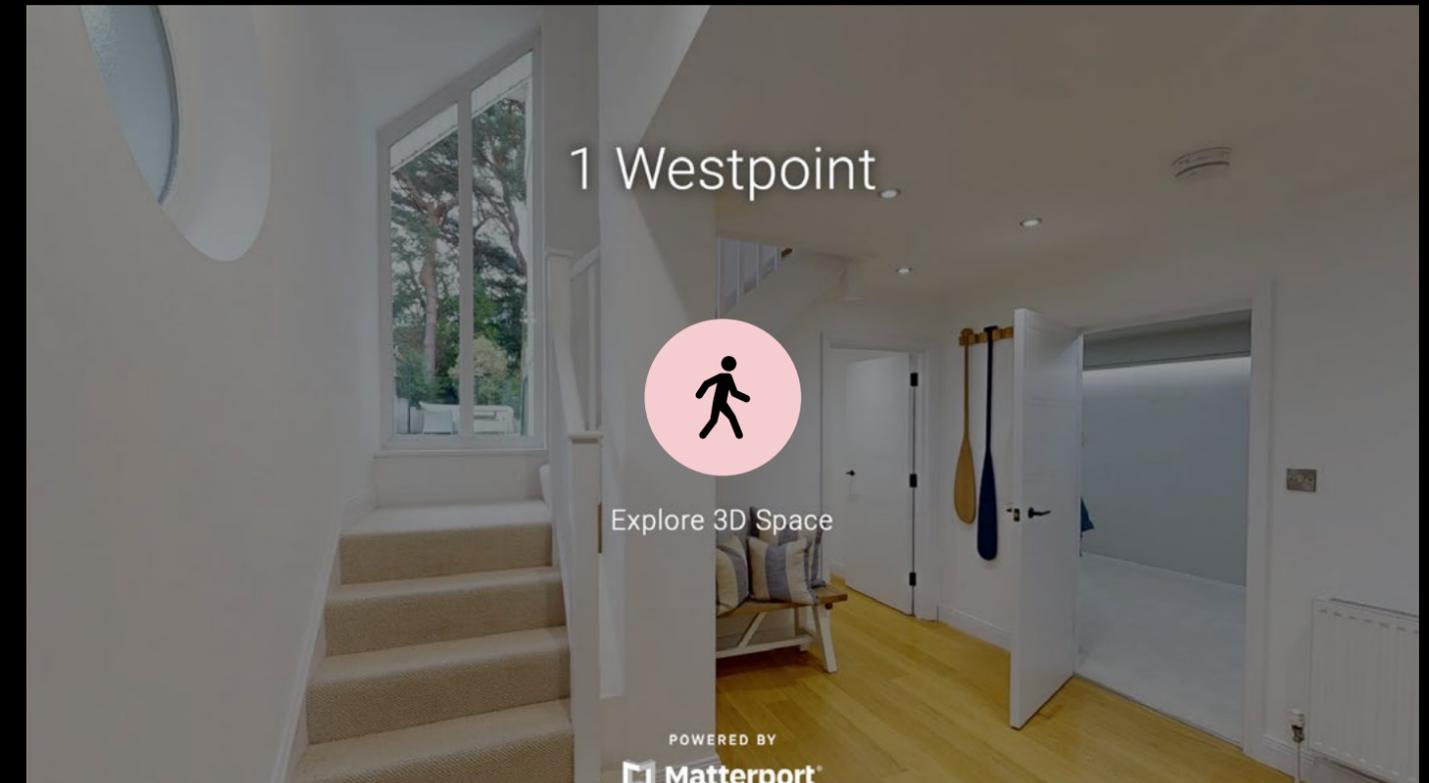
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

1 Westpoint, 65 Panorama Road,
Sandbanks, Poole, BH13 7RB

GROSS INTERNAL AREA

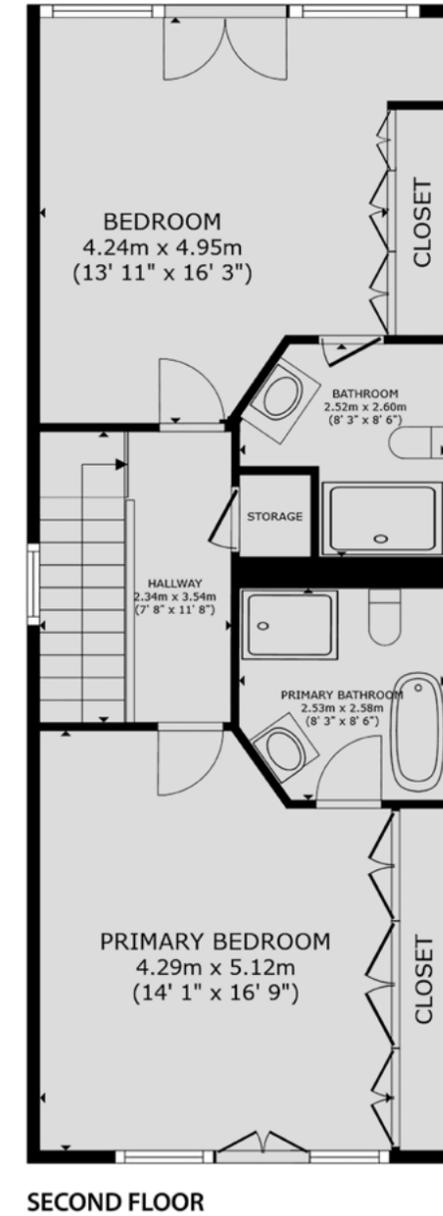
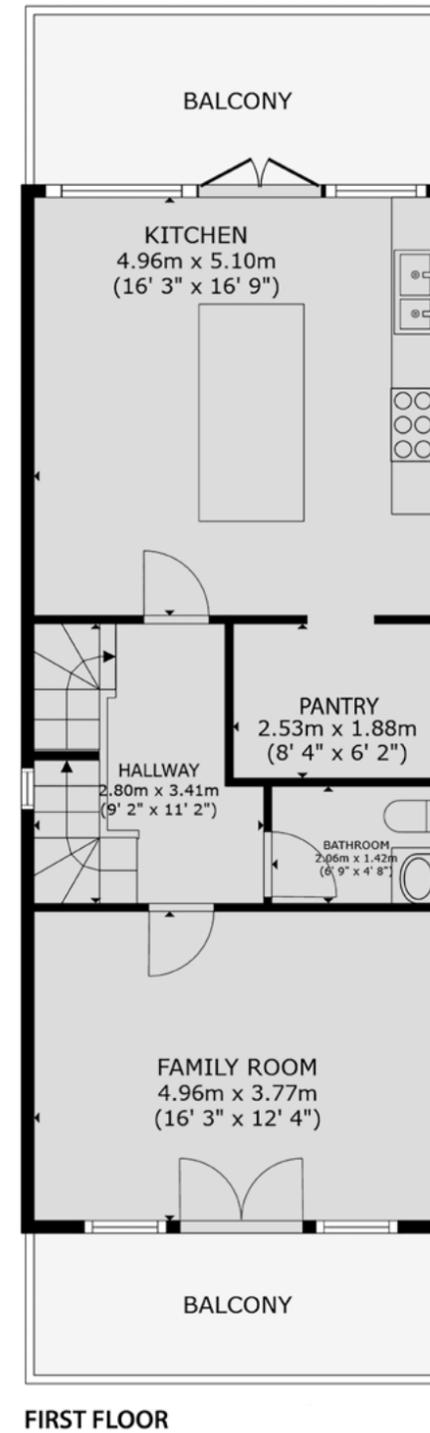
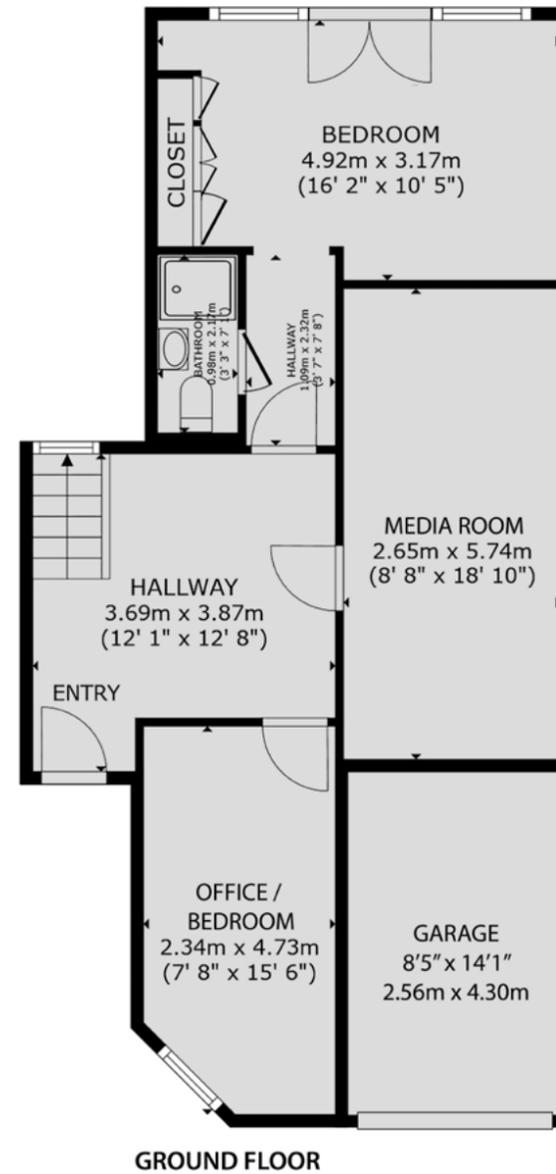
House:

Ground Floor: 642 sq. ft / 60 m²
 First Floor: 666 sq. ft / 62 m²
 Second Floor: 736 sq. ft / 68 m²
Total: 2,044 sq. ft / 190 m²

Garage: 118 sq. ft / 11 m²

Overall Total: 2,162 sq. ft / 201 m²

Sizes and dimensions are approximate, actual may vary.



Summary

One of just two properties in this small and exclusive development on the Sandbanks Peninsula located directly opposite some of the most valuable waterfront properties in the UK.

The Sandbanks Ferry connecting to the stunning Shell Bay is just around the corner and walk a few minutes further on to take a short cut to one of the quietest and most picturesque beaches anywhere on Sandbanks. The built form extends to around 2,000 square feet, all beautifully presented and looking like a show home thanks to all the cosmetic upgrades and improvements made inside and out by the current owners. There is a total of four bedrooms (one currently used as a home office) and three bathrooms. The principal bedroom and the main guest bedroom both feature vaulted ceilings, juliet balconies and en suite facilities. On the middle floor there is a stylish sitting room connecting to a private sun terrace. The exquisite kitchen diner also has a dedicated terrace and the highly luxurious kitchen features a centre island and stone tops as well as a range cooker. On the ground floor there is a spacious internal room which could be suitable for a number of uses and which the current owners have enjoyed using as a media room. The private driveway can accommodate a number of cars and the landscaped rear garden presents even more opportunities to relax outside thanks to a sun deck and a low maintenance synthetic lawn.

Details

Guide Price: OIEO £1,500,000

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 £93,750**
Additional Home £168,750**

** based on guide price, correct as at 10.04.25

Local Authority: BCP Council

Council Tax: Band G
2025/2026 £4,509.88pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + **Presents like a show home**
- + **Beautiful inside and out**
- + **Stone's throw from some of the UK's most valuable homes**
- + **Sandbanks Ferry nearby**
- + **Convenient for beaches**
- + **Just over 2,000 square feet**
- + **Four bedrooms, three bathrooms**
- + **Stunning kitchen**
- + **Choice of outside spaces and terraces**
- + **Great parking**

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

01202 007373
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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