

Luxury+Prestige

# SORRENTO

4 ALINGTON ROAD, EVENING HILL, POOLE, BH13 8LZ

























\* Proposed design with Roof Garden

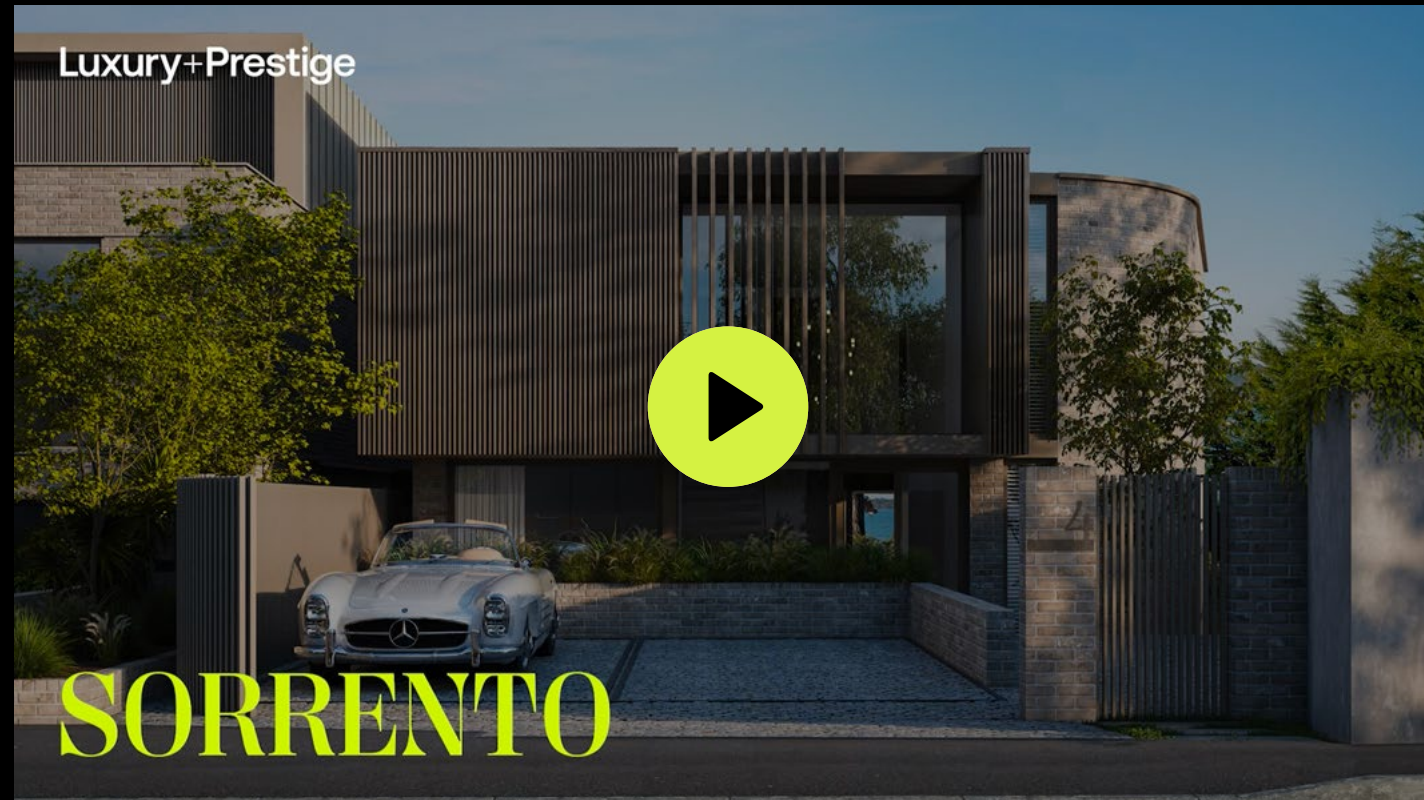




\* Proposed design with Roof Garden



# TAKE A STEP INSIDE



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

*vimeo*



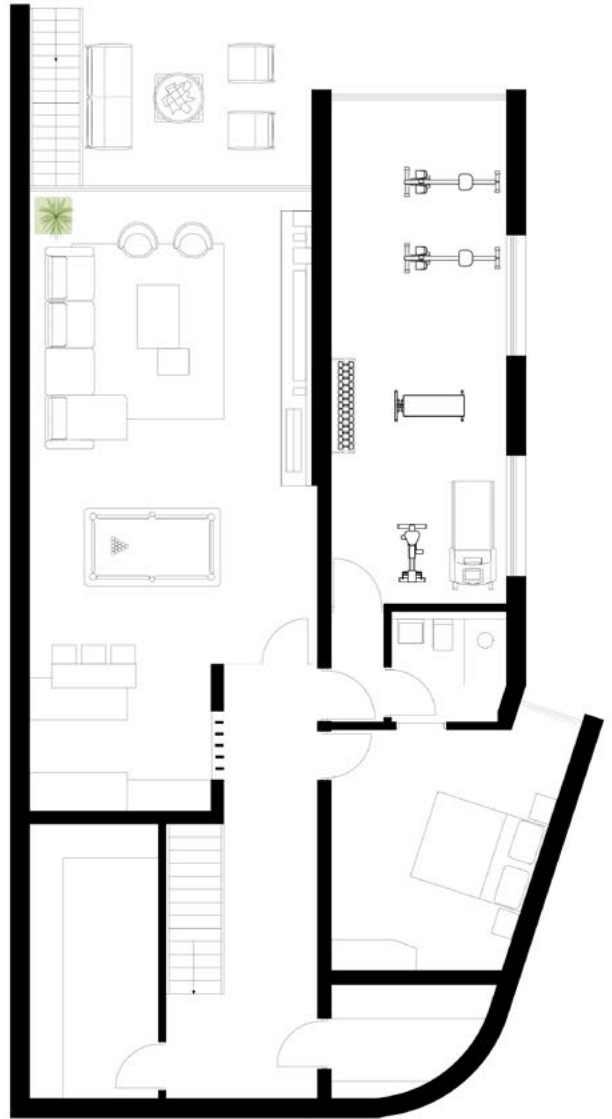
# Floorplan

Sorrento, 4 Alington Road  
Evening Hill Poole, BH15 4DW

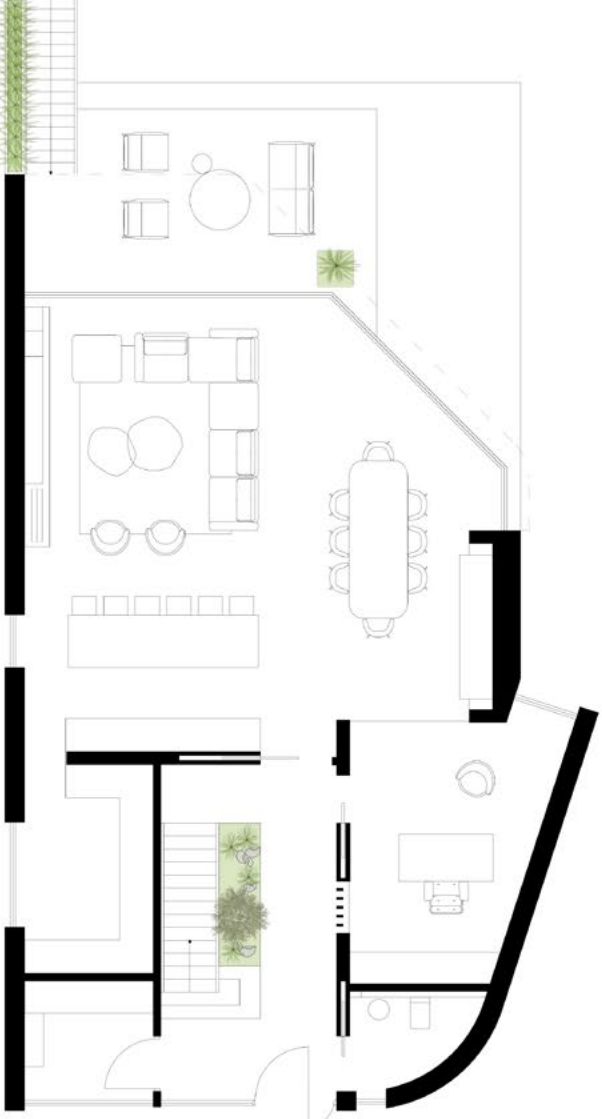
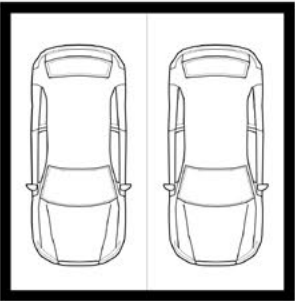
GROSS INTERNAL AREA

House: c. 5,000 sq. ft / 465 m<sup>2</sup>

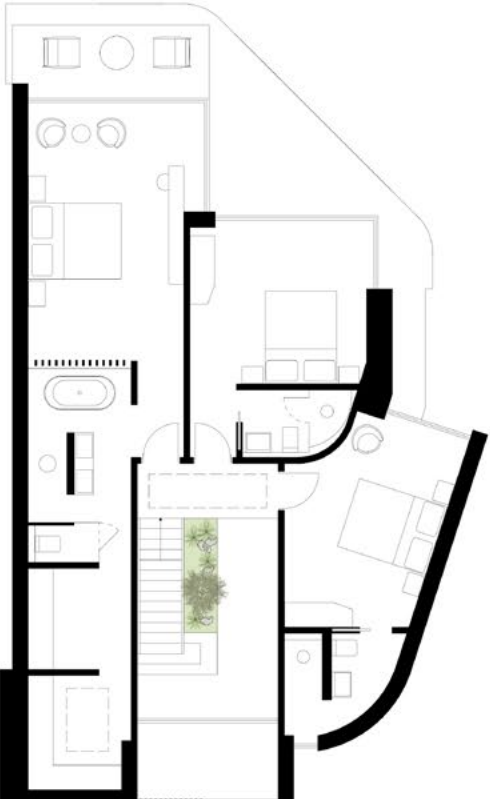
Sizes and dimensions are approximate, actual may vary.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



# Summary

Situated on the highly sought-after Evening Hill, this stunning new flagship development by arguably the areas most highly regarded luxury home builder offers prime contemporary living in an unrivalled waterside location.

Set just off the Sandbanks Peninsula, it boasts circa 5,000 square feet of luxury living accommodation, designed, and curated to maximise panoramic sea views and inspire a unique coastal lifestyle, surrounded by nature and moments away from award winning sandy beaches.

Arranged over three floors, Sorrento has five luxurious bedrooms, each with their own private high specification en suites with walk in wet room showers. The ground floor hosts a grand double height entrance hall that leads to an expansive open plan kitchen, living and dining space connecting to an outdoor terrace, all of which benefit from a south facing aspect and exceptional bay views.

Additional entertaining space on the lower ground floor incorporates a fully fitted bar, games area, secondary relaxed sitting area and access to the rear gardens. Further rooms include a study, a hidden prep kitchen, laundry room, WC and underground double garage with hydraulic car lifts.

NB We have included images that show additional roof terrace which is available as an option at extra cost and subject to planning permission.

# Details

Guide Price:	OIEO £5,000,000
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           £513,750** Additional Home   £763,750** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band TBC 2025/2026           £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + By leading developer Cullen Homes
- + Circa 5,000 square feet
- + Prestigious location
- + Wonderful harbour views
- + Bespoke Italian kitchen
- + Feature floating staircase
- + Beautiful interior design
- + Good green credentials
- + Home automation
- + Potential SDLT saving



# 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



**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
Property ref:	0716
Published:	August 2025



**Important notice**  
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# Luxury+Prestige

[luxuryandprestige.com](https://luxuryandprestige.com)