

Luxury+Prestige

# ECHO BEACH

41 PANORAMA ROAD, SANDBANKS, POOLE, BH13 7RA

41  
ECHO  
BEACH



































# TAKE A STEP INSIDE



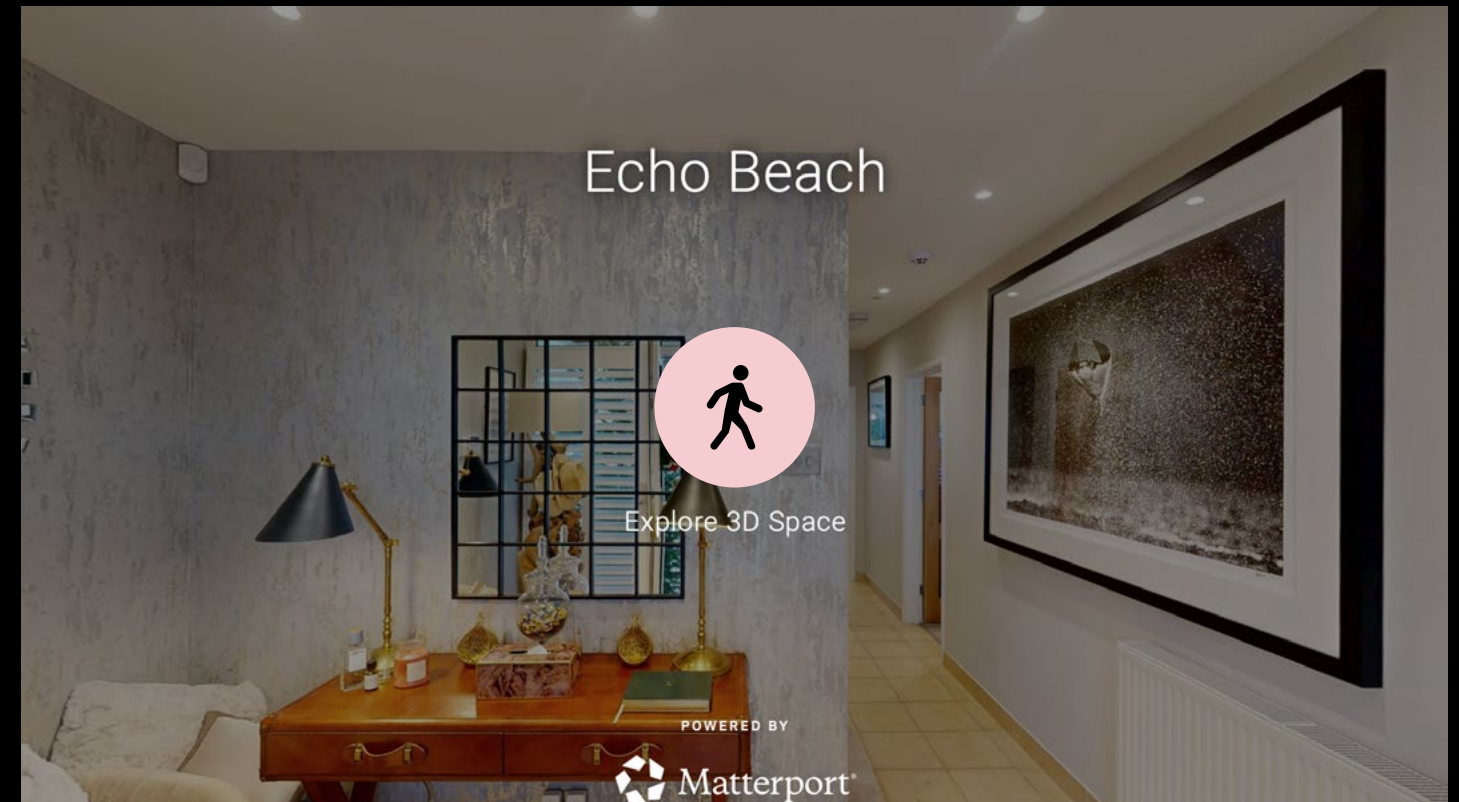
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

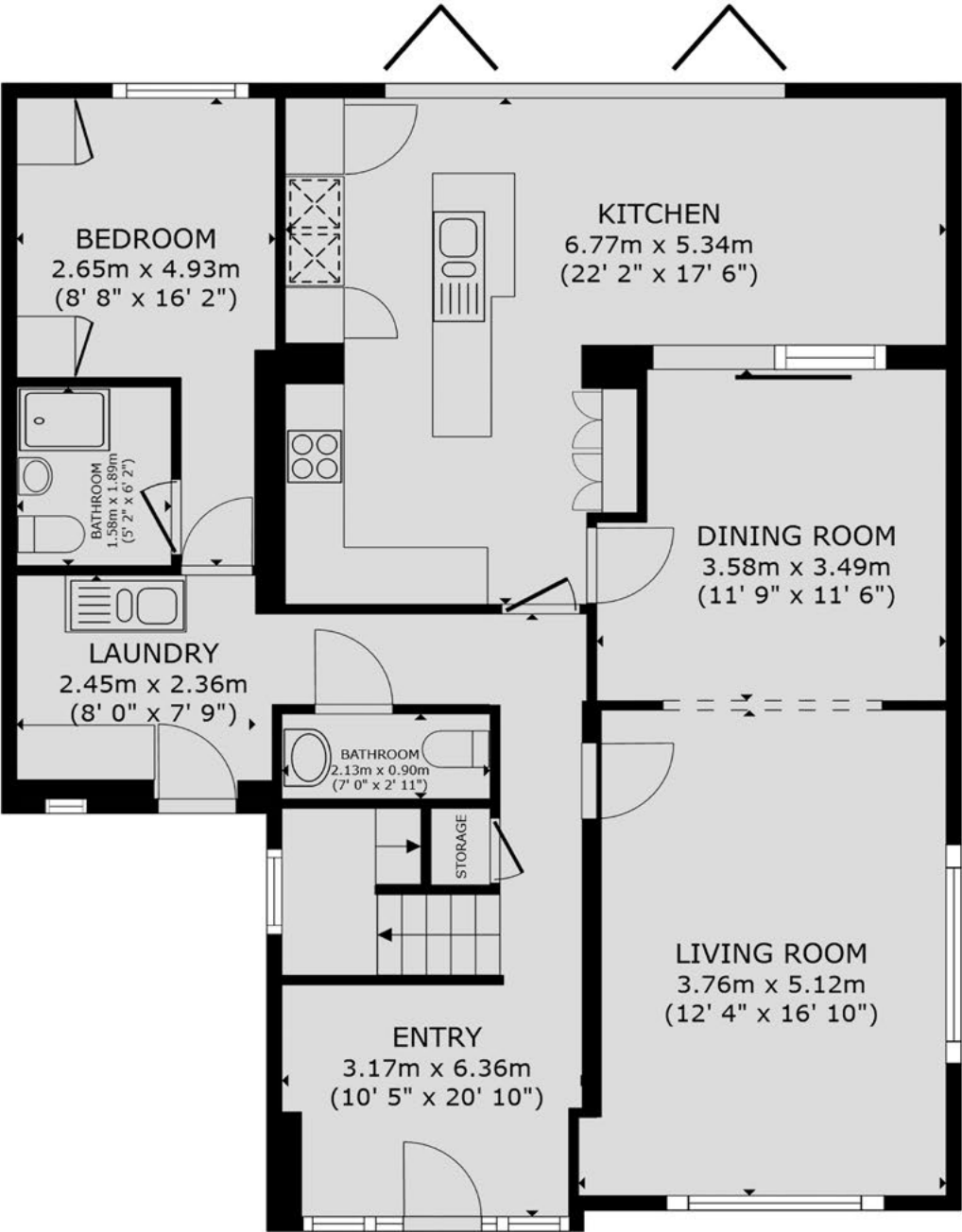
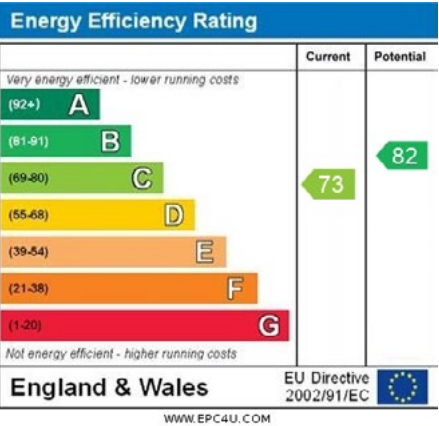
Echo Beach, 41 Panorama Road,  
Sandbanks, Poole, BH13 7RA

GROSS INTERNAL AREA

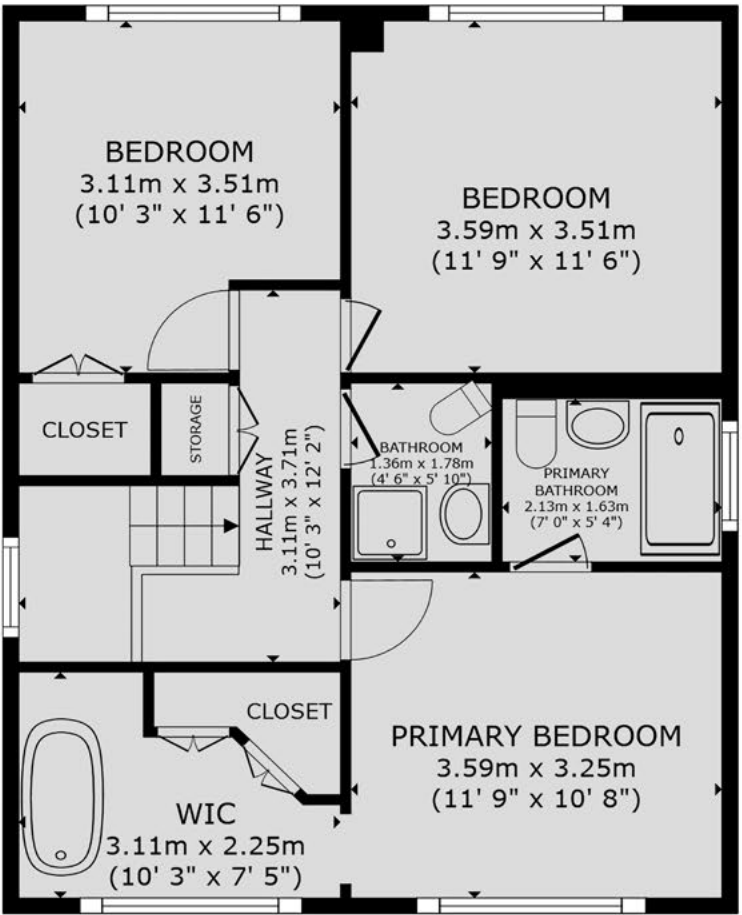
House:  
Ground Floor: 1,066 sq. ft / 99 m<sup>2</sup>  
First Floor: 640 sq. ft / 59 m<sup>2</sup>  
Total: 1,706 sq. ft / 158 m<sup>2</sup>

Summerhouse: 118 sq. ft / 11 m<sup>2</sup>

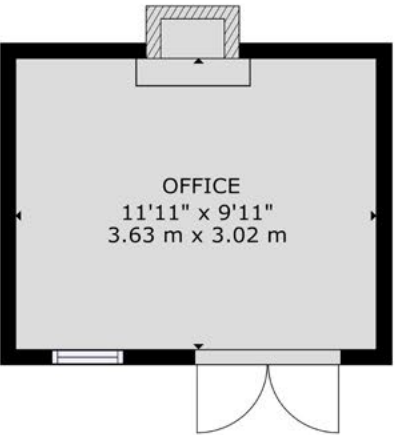
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



SUMMERHOUSE\*  
\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



# Summary

If you're in search for an idyllic holiday retreat on the iconic Sandbanks Peninsula then look no further than Echo Beach.

This exceptionally pretty home is located on the highly exclusive Panorama Road so it's perfectly positioned to take advantage of the area's renowned amenities including Yacht Clubs, eateries and of course some of the area's best beaches. The house has been the subject of many upgrades and improvements by the owners, all of which add up to an impressive package for anyone looking to find the perfect property which is ready to move in and enjoy.

The New England style facade is especially appealing and the gated driveway has plenty of space for casual and guest parking. Inside there are four bedrooms and three bathrooms, one of which is on the ground floor. The kitchen family room opens directly onto the private sun terrace via bifold doors and it includes a sophisticated contemporary kitchen complete with centre island and breakfast bar as well as a cosy sitting area. The formal lounge and dining room have been opened up to offer even more options for formal and informal sitting.

Outside there is a myriad of stunning features not least of which is the high end landscape design but the luxuries include a contemporary pergola, curved seating area, sun deck with sunken hot tub and a separate summerhouse / home studio which has been fitted out to a high standard.

# Details

Guide Price:	£1,995,000		
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	£153,150**	
	Additional Home	£252,900**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + On the highly prestigious Panorama Road
- + Extensively remodelled and upgraded
- + Four beds, three baths
- + Open plan kitchen family room
- + Choice of receptions
- + Stunning outdoor amenities
- + Private sun terrace and pergola
- + Sunken hot tub
- + Wonderful summerhouse / home office
- + Great parking



# Our team



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