

Horizons, 23 Banks Road, Sandbanks  
Poole, Dorset, BH13 7PW



LUXURY &  
PRESTIGE  
Exclusive Properties

# Introduction



Please click on the image above to view our short video introduction to this property.

## £5,000,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

**01202 007373**

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)



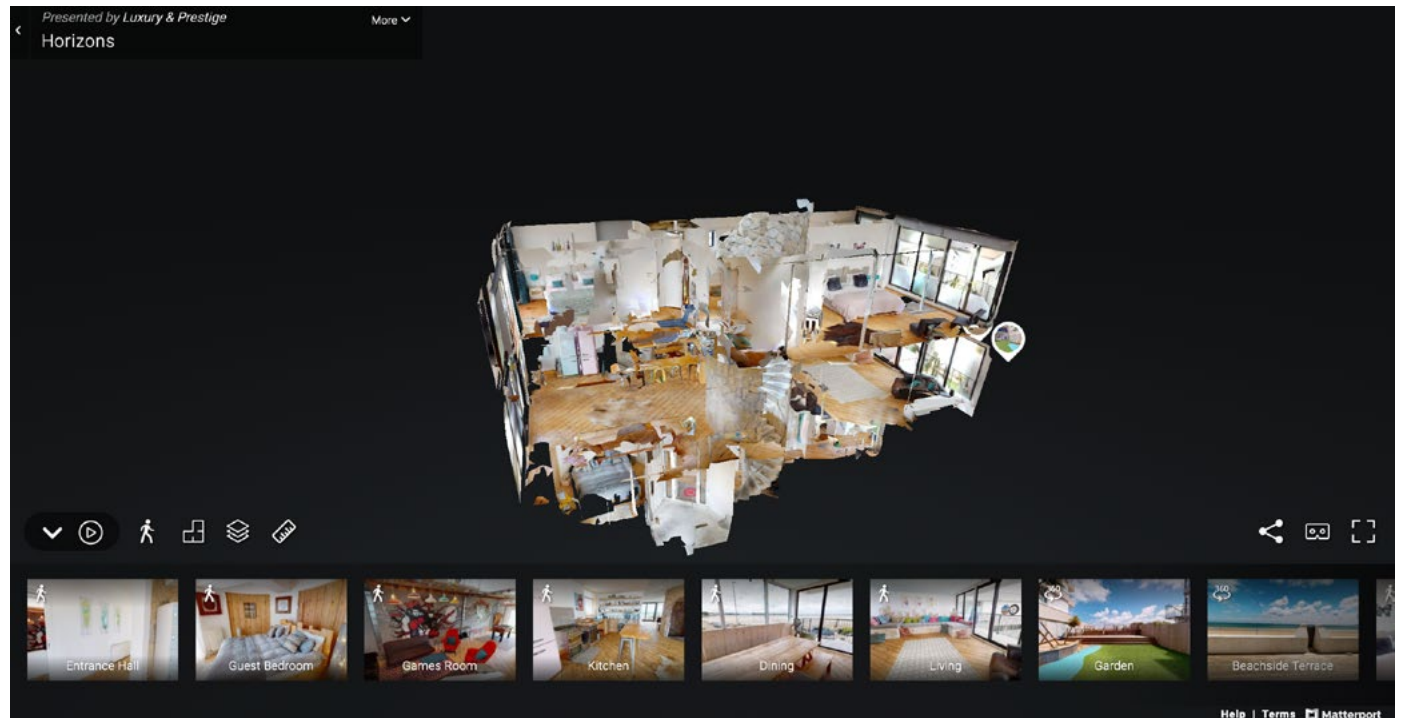
# Interactive 3D Tour

## Can't wait to view in person?

Simply click on the thumbnail opposite 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.



































# Horizons, 23 Banks Road, Sandbanks, Poole, BH13 7PW



GROSS INTERNAL AREA  
 FLOOR 1: 877 sq ft, 81 m<sup>2</sup>, FLOOR 2: 1111 sq ft, 103 m<sup>2</sup>  
 FLOOR 3: 1113 sq ft, 103 m<sup>2</sup>, EXCLUDED AREAS:  
 PORCH: 45 sq ft, 4 m<sup>2</sup>  
 TOTAL: 3102 sq ft, 288 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Summary

Horizons is located on arguably the most sought after stretch of beach anywhere in the UK. It was designed and built in around 1973 to national acclaim and no doubt it caused quite a storm at the time. In an area known for its contemporary architecture it stands out as a wonderful example of its type with cantilevered floors, exposed steels and a central circular staircase cast in concrete. It requires updating and a sympathetic makeover in order to restore it to a completely fabulous home but what an amazing project to take on.

Planning permission to remodel and enlarge the house was gained by renowned contemporary architects Horden Cherry Lee in 2011 and in 2018 there was subsequent planning permission to completely redevelop Horizons and to replace it with a block of seven luxury apartments. Both consents serve to demonstrate what might be achieved by way of built form and mass on the site, subject always to the necessary consents. It boasts potentially the largest garden on this exclusive strip of the Sandbanks peninsula with dual beach and harbour views.

This small strip of land on the isthmus between Sandbanks and the mainland is especially prized as the properties here have direct access to the beach on one side and frontline views of Poole Harbour on the other resulting in a unique dual aspect. The harbour views from Horizons are undoubtedly from one of the best vantage points in the area. These types of properties are few and far between so anyone looking for a beautiful one-off contemporary home in Sandbanks need look no further.

- Amazing location
- Direct beach access on one side
- Wonderful harbour views on the other
- Stunning 1970s contemporary design
- Especially large garden for this location
- Modernisation required
- Could be suitable for redevelopment
- Planning permission (expired) by Horden Cherry Lee
- Increasingly rare to find

**Guide Price:** £5,000,000

**Tenure:** Freehold

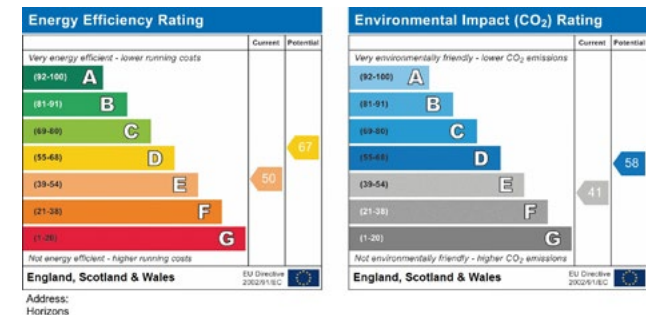
**Stamp Duty:** Main Home £513,750\*  
Additional Home £663,750\*  
(\*based on guide price)

**Lease Length:** N/A

**Maintenance:** N/A

**Council Tax:** Band H  
(2020/2021 £3,631.78)

## Energy Performance Certificate:





# Get in Touch....



- IN PERSON:** We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.
- BY PHONE:** 01202 007373
- BY EMAIL:** [info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)
- PROPERTY REF:** 0422



## 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.



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