

**Flat 8 Mirage**  
33 Shore Road  
Sandbanks, Poole, Dorset  
BH13 7PJ





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**£1,200,000**

An incredibly spacious two double bedroom, two large balcony penthouse apartment with spectacular sea views covering Sandbanks beach and the harbour. Situated within Mirage, a prestigious and well maintained apartment block offering easy access to award winning Blue Flag beaches and an array of local amenities from Rick Stein's restaurant, The Tandy wine bar. Across the bay you'll find the exclusive Pig On the Beach and Shell Bay fish restaurant.

*Summary of Accommodation*

No holiday lettings

Pets permitted on license

Sold with no forward chain

High end interiors throughout

Two over sized en-suite bedrooms

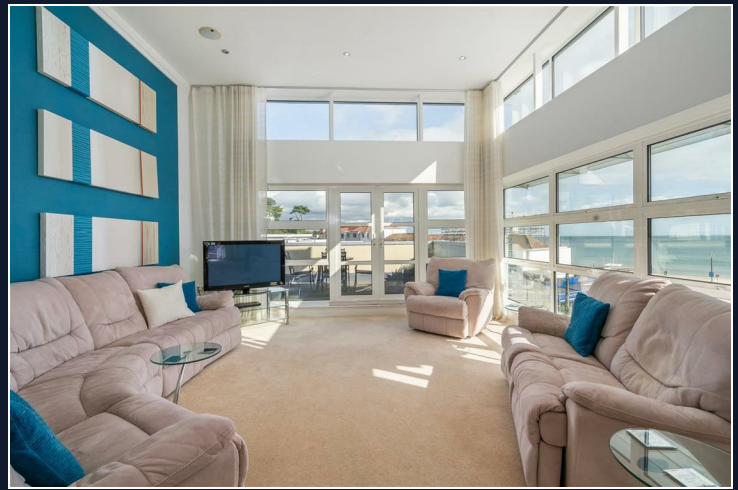
Generous open plan kitchen/dining/living area

Two large balconies with incredible sea views

Substantial extra height ceiling to the living area

Great location between the beach and the harbour

Two allocated spaces and a storage cage in the secure underground car park







Set on the third floor this spacious penthouse offers a wonderful coastal lifestyle opportunity. Mirage is situated in a highly sought after position between the beach and the harbour. Benefiting from dual aspect sea views, easy access to beach life, water sports and local shops and restaurants.

There is lift and stair access to the apartment from the underground car park where there are two allocated parking spaces and a dedicated storage locker.

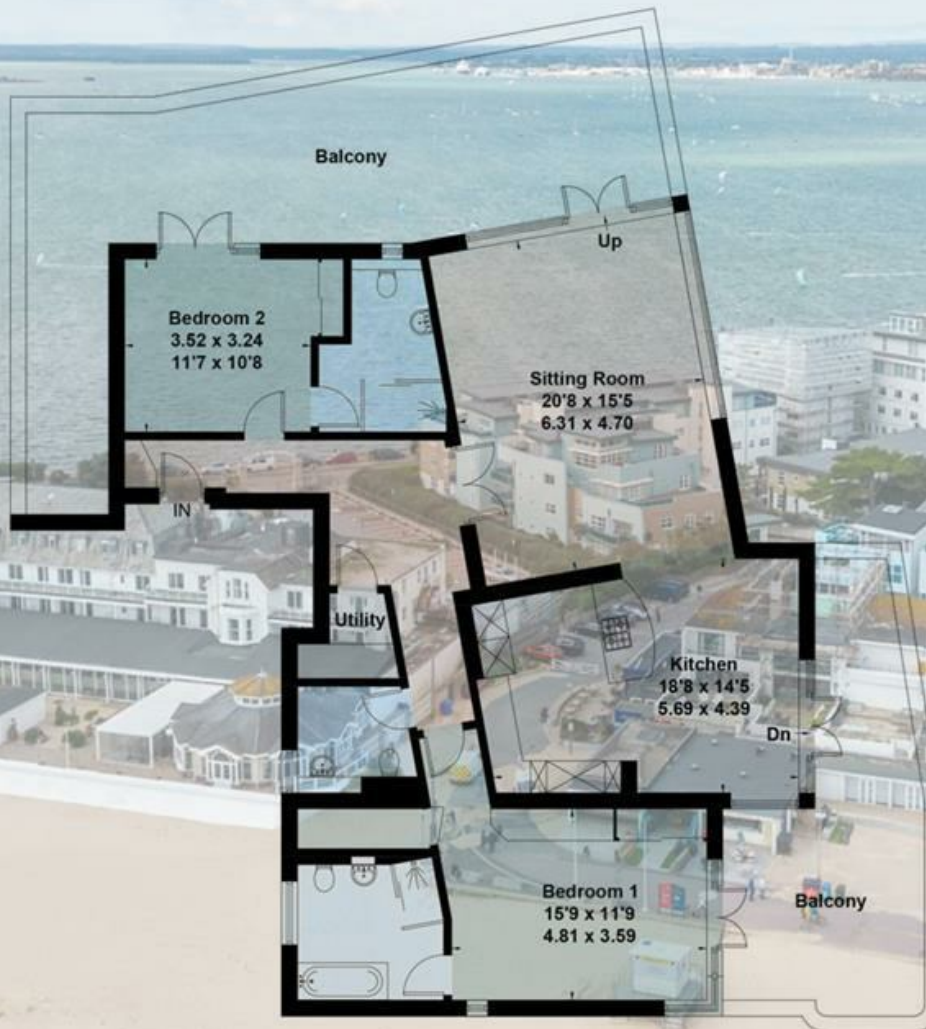


The lounge area leads out into a wide and sunny balcony with lovely views of the beach and the sea beyond. The adjoining open plan dining room/kitchen gives access to another large balcony, this time overlooking the harbour.

There are two over sized double bedrooms, both with en-suite bathrooms and balcony access. An extremely spacious guest wc completes the accommodation.



Approximate Area = 132.4 sq m / 1425 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 325675

## Lloyds Property Group

PROPERTY NAME

Flat 8 Mirage

LOCATION

BH13 7PJ

TOTAL FLOOR AREA

1425.00 sq ft

COUNCIL TAX

Band H BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3611

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*