

4A Brudenell Road
Sandbanks, Poole
Dorset BH13 7NN



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Canford Cliffs, Poole
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Price Guide £1,950,000

4A Brudenell Road - an architecturally designed property with a feature curved roof situated within a few minutes' walk to the harbour, the beach at Sandbanks and Luscombe Valley Nature Reserve.

At just over 3,500 sq ft, the property boasts spacious accommodation set over three floors. The house flows beautifully around a central circular staircase which runs through the middle of the house.

Accommodation

5 double bedrooms • 3 bathrooms

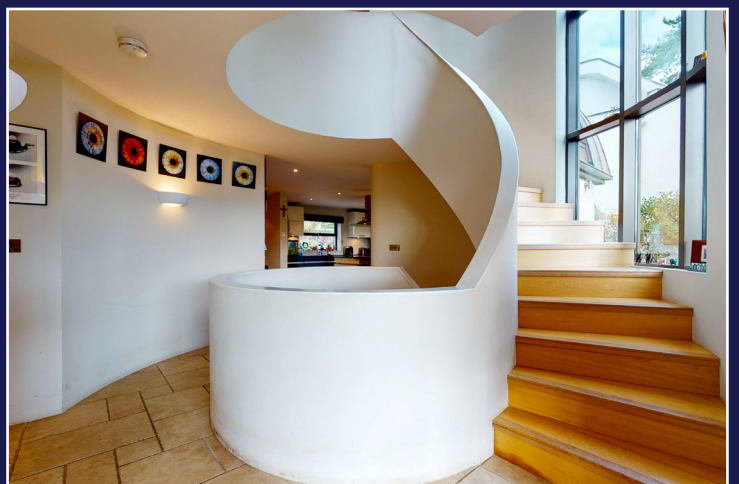
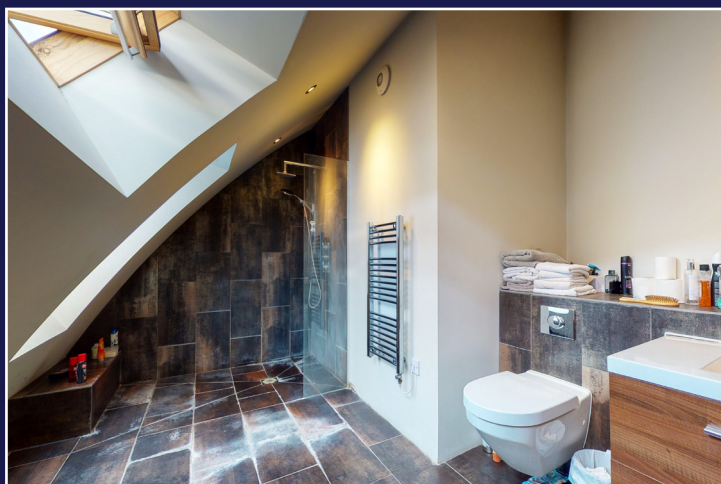
Set over three floors • Harbour views from the top floor

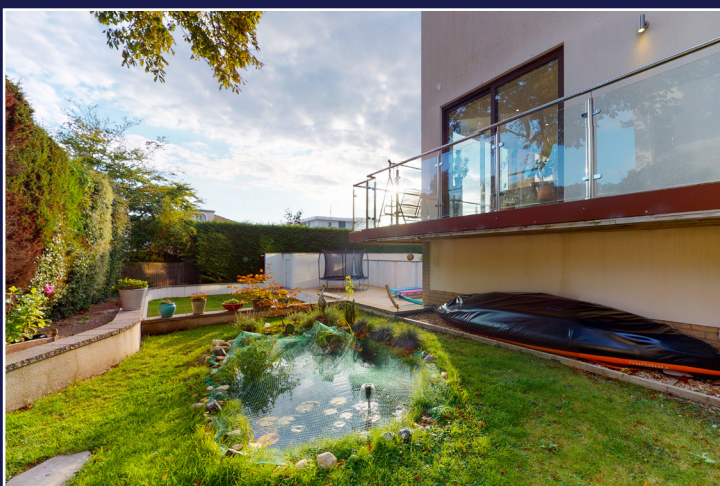
Two balconies and a secluded rear garden

Two minute walk to the beach

Provision for an outdoor swimming pool

Stunning central circular staircase





The accommodation is flexible and includes two/three reception rooms, two cloakrooms, utility room and a double garage with electric up and over door.

Entering the property you walk into an open plan hallway and living space with a modern fitted kitchen with Miele integrated appliances. This then leads through to the living area with doors accessing a decked sun balcony. Also on this floor is a cloakroom and door to the integral double garage.

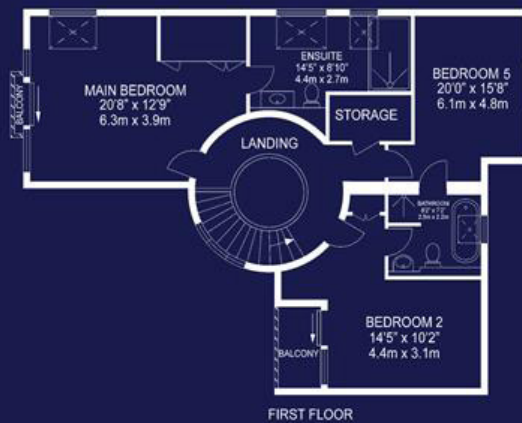
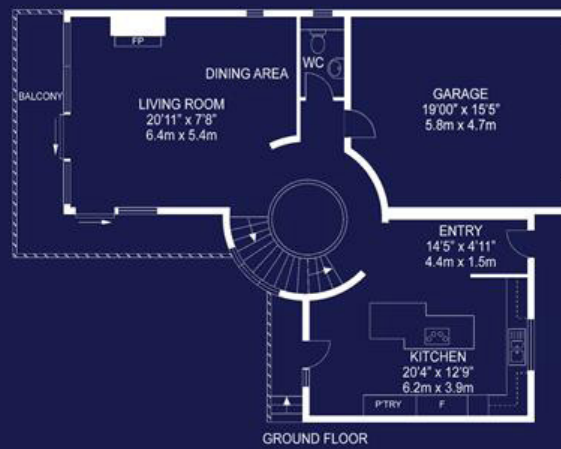
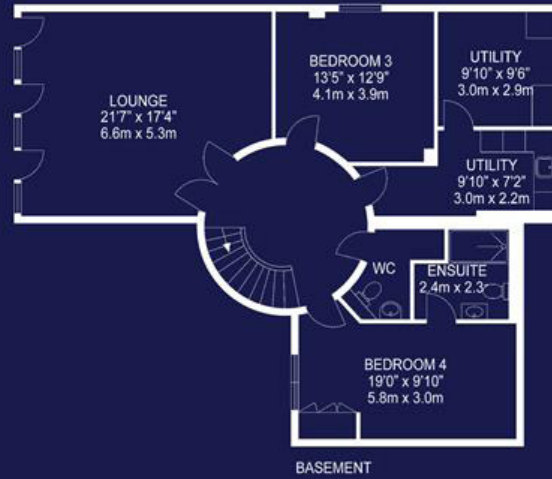
The lower ground floor has an open plan hallway which leads into another living area with bi fold doors onto the patio and garden. There is a double bedroom with en-suite, utility room and plant room, along with a study/bedroom 5.

On the first floor is the master bedroom with en-suite bathroom and floor to ceiling windows offering views towards the harbour. There are two further double bedrooms with a Jack and Jill bathroom.

Externally there are two sun balconies. The rear garden is flat, mainly laid to lawn and nicely secluded. There is provision for a swimming pool and a brick built rendered pool plant room is already in situ.

This property would make an ideal family or second home positioned one road back from the harbour and perfectly placed for the Blue Flag beaches of Sandbanks and the Luscombe Valley Nature Reserve.

Lloyds Property Group



Gross Internal Area
3,937 sq. ft. (366 sq. m.)
Sizes and dimensions are approximate, actual may vary

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