



# HIVE

23 GRASMERE ROAD  
SANDBANKS  
POOLE  
BH13 7RH



*presented by*  
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Partner for Bournemouth  
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## *Agent's introduction*

A beautifully presented, unique home situated on the world famous Sandbanks peninsula. The property was completely redeveloped approximately seven years ago, and designed to allow all the rooms to be flooded with natural light. The house offers spacious accommodation over three floors, and is on a southerly facing plot. The golden sandy beaches of Sandbanks are a short walk away, as is the ferry, which provides access to Studland and the Isle of Purbeck.













## *Property highlights*

Large, open plan kitchen/dining/  
living room

Separate utility room

Two reception rooms

Five double bedrooms

Three bath/shower rooms

Downstairs cloakroom

Balconies on first and second floors

Large southerly rear garden

Planning granted for large garden room  
and carport

Driveway with ample parking















5 double bedrooms

Family bathroom, en-suite bathroom, shower room, downstairs cloakroom

Large open plan kitchen/dining/living room

Two reception rooms

Approx 202 sq m / 2169 sq ft of living space

*Accommodation overview*











JAMES EVANS

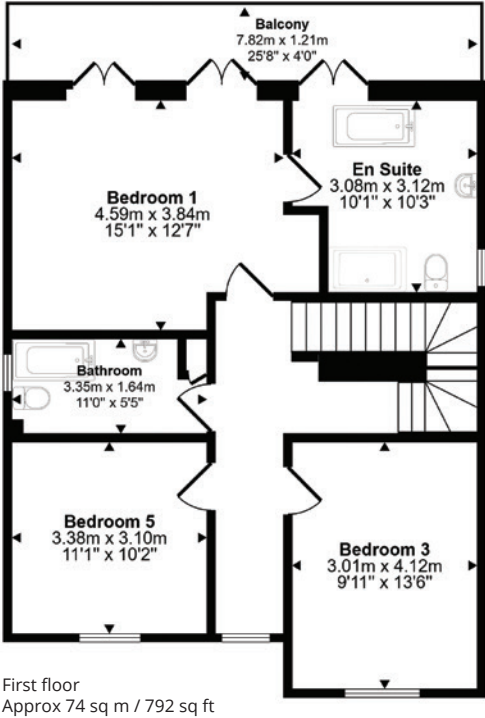
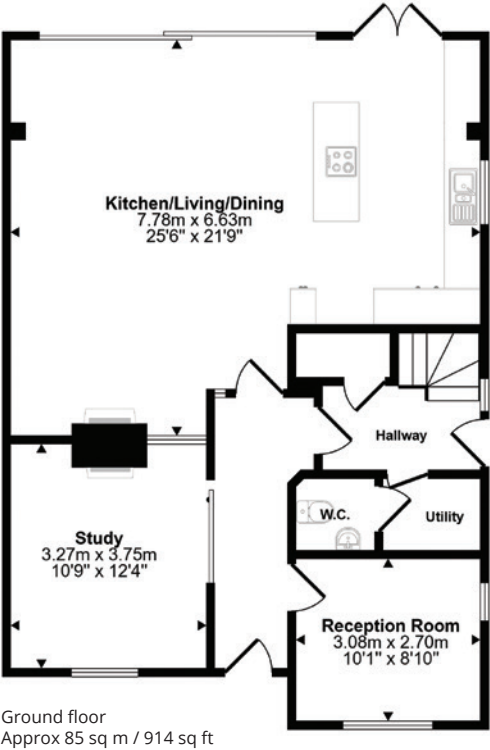
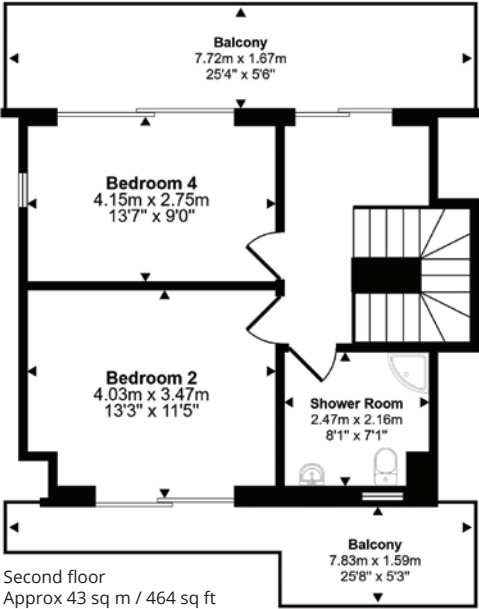
HIVE Partner for Bournemouth

A beautiful and spacious home in a sought after location, close to award winning Blue Flag beaches. The Royal Motor Yacht Club, Rick Stein's restaurant and The Tandy restaurant/wine bar are all a short walk away. Bournemouth and Poole are approximately five miles distant, both providing a variety of shops, bars, restaurants and mainline rail links to London Waterloo.



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Approx Gross Internal Area  
202 sq m / 2169 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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