



HIVE

10 HARBOUR WATCH
391 SANDBANKS ROAD
POOLE
BH14 8JB



presented by
JAMES FARGE
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Agent's introduction

HIVE & Partners are proud to present this truly exceptional four bedroom penthouse, with some of the most breathtaking views over Poole Harbour, Brownsea Island, and beyond. This remarkable property has over 2,300 sq ft of beautifully bright and spacious living accommodation, an extensive private roof terrace, and the rare luxury of two garages.







Property highlights

Penthouse with some of the finest views Sandbanks Road has to offer

Spacious kitchen/breakfast room

Semi open-plan dining room, leading to the double height living area with floor-to-ceiling windows

Four generous bedrooms, including a primary suite with en-suite bathroom

Home office/study

Sunroom to enjoy the stunning surroundings all year round

A large private sun terrace

Two single garages with power and light









4 bedrooms

2 bathrooms (including 1 en-suite), 1 cloakroom

Kitchen/breakfast room, living room, dining room, study

Balcony, sun terrace, 2 single garages

Total area 2,331 sq ft

Accommodation overview







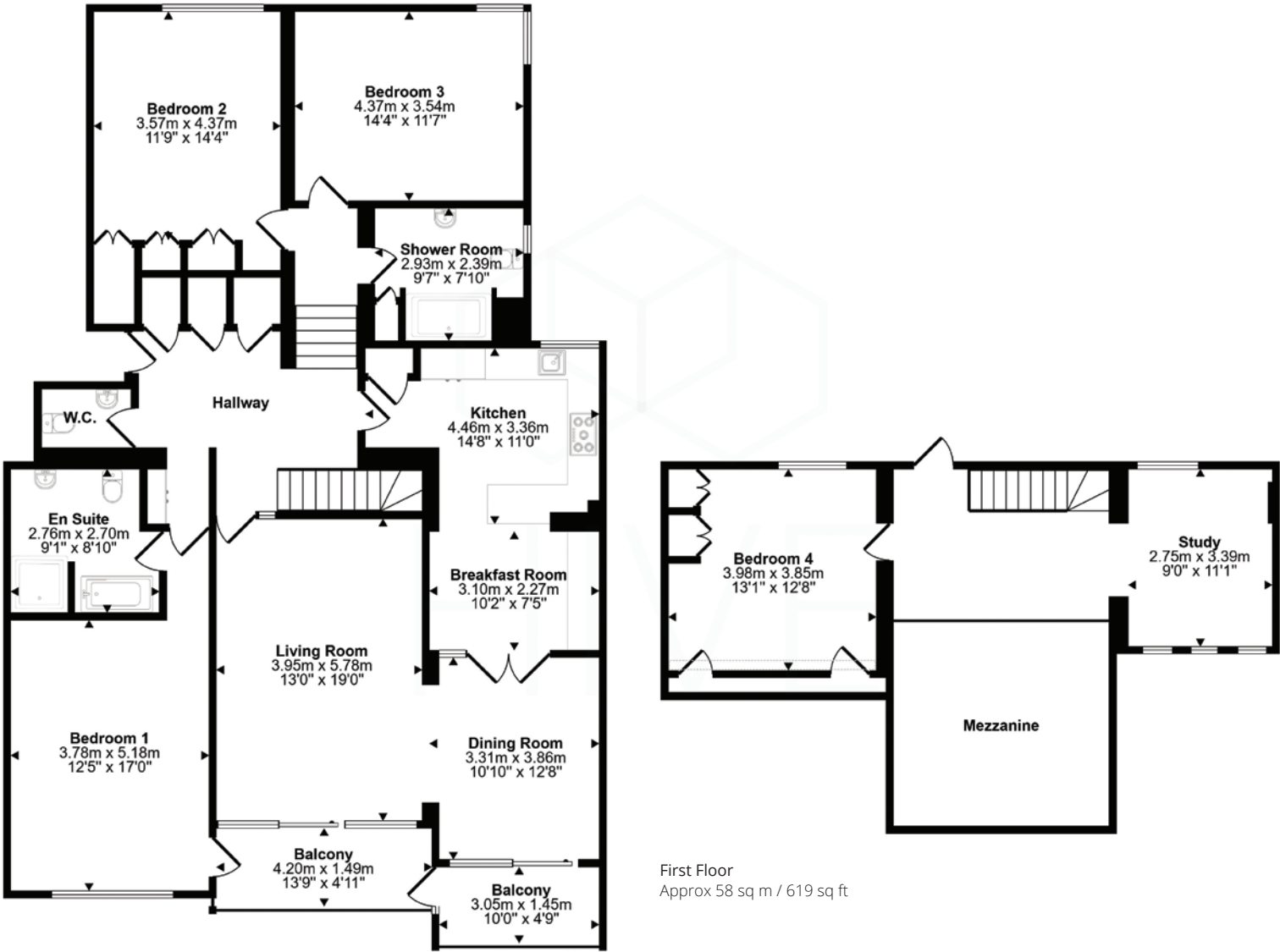
JAMES FARGE
Managing Director, HIVE & Partners

With its golden beaches and world-class waterfront properties, Sandbanks Road is a prestigious location, providing a haven for water sports enthusiasts. The area has beautiful coastal walks/ cycle routes to Studland and the Isle of Purbeck, and exclusive dining and leisure including Rick Stein's, The Pig on the Beach, and The Chewton Glen Hotel and Spa, all within easy reach.



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Approx Gross Internal Area
217 sq m / 2331 sq ft



Ground Floor
Approx 159 sq m / 1712 sq ft

First Floor
Approx 58 sq m / 619 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 Snappy 360.





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