

PS

42 Panorama Road, Sandbanks, Poole - BH13 7RE

£1,695,000



42 Panorama Road

Sandbanks, Poole

Few properties give you a 'wow' moment when you enter but this is certainly one of them. Intricately designed both in form and finish, this flexible 3/4 bedroom property on Sandbanks Peninsula is perfect for a lock-up-and-leave holiday home, Air BnB investment or simply for a beautiful permanent turnkey home, complete with open-plan living/entertaining space and outside swimming pool.

- Outdoor heating swimming pool
- Open plan living/entertaining space
- Dedicated study
- Stunningly finished
- Integral garage accessed via utility room
- Modern kitchen with Neff and Hoover appliances
- Kardean flooring and Corian worktops
- Snug with south westly elevated terrace
- Internal floor area 2142.8 sq.ft
- Freehold
- Council tax band G £3,758.23 pa



Entering this property is like stepping into an art installation through an extra wide set of doors that lead into an open-plan entrance hall. Facing you is a designated study and to your right is a separate utility room, which can also be accessed via the integrated garage. The main kitchen/living area is open plan yet cleverly zoned, including a spacious dining room, modern kitchen complete with walk-in larder and bar with a wine fridge, and a relaxing lounge area with picture patio doors opening onto the garden. Corian worktops and Karndean flooring throughout the ground floor complete the look. A set of stairs leads from the lounge/kitchen to a snug above which has access onto a large terrace. The main staircase leads to three double bedrooms with integrated wardrobes; two of which share a beautifully appointed family bathroom with separate shower. The principal bedroom has an ensuite and built-in dressing area. It shares the outdoor terrace with the snug, with glimpses to the harbour. The garden is practical and low maintenance with architectural planting, grass and a swimming pool. A garden office/pool room is a convenient additional offering. The property has off-road parking and an integrated garage.

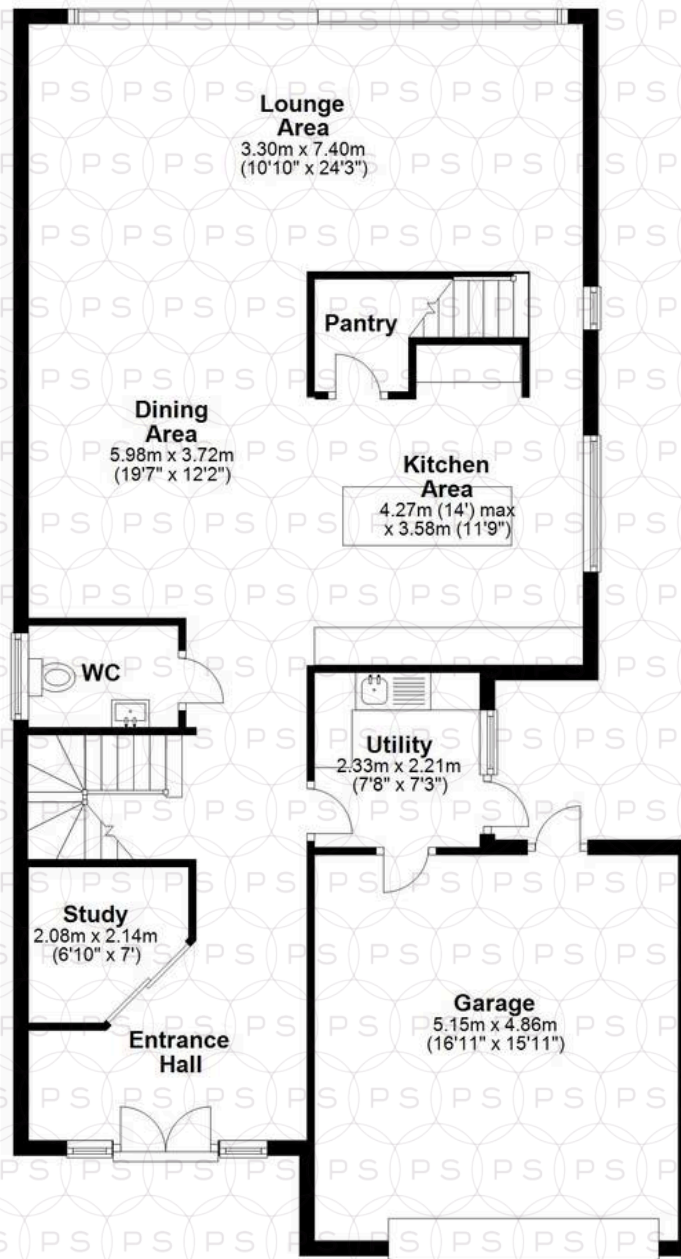
Location:

Located on the world famous Sandbanks Peninsula, this is a dream property for someone looking for a lifestyle by the beach. Shallow waters and award-winning beaches make it a haven for sailing and wind/kite surfing enthusiasts. With plenty of choice to moor/store boats in the area, it really is a spot of paradise. Bournemouth Airport and Poole Railway Station offers regular connections to major cities.



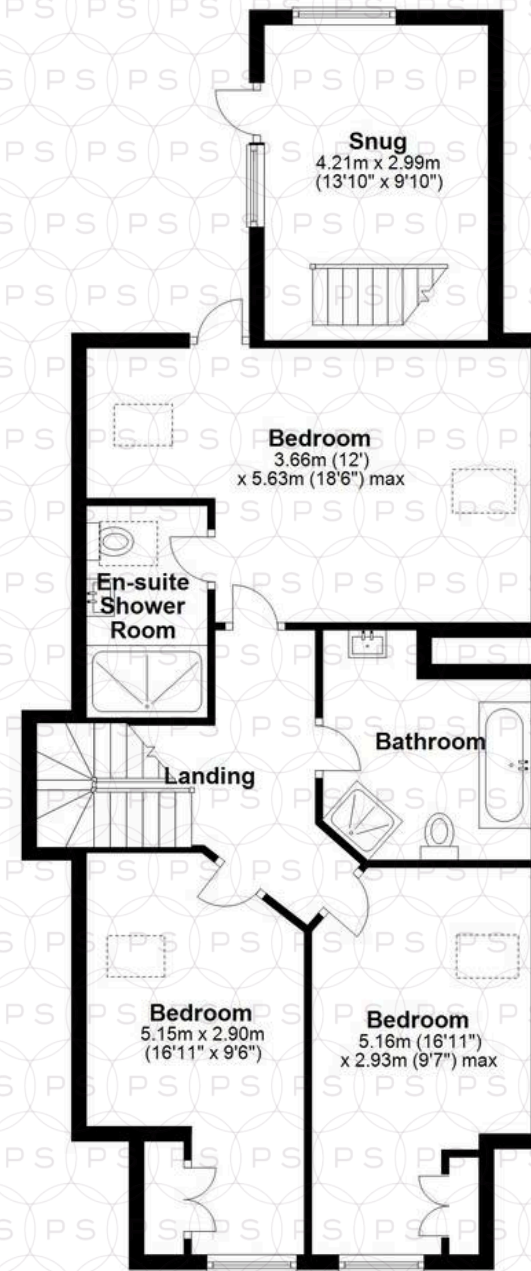
Ground Floor

Approx. 118.1 sq. metres (1270.8 sq. feet)



First Floor

Approx. 81.0 sq. metres (871.9 sq. feet)



Total area: approx. 199.1 sq. metres (2142.8 sq. feet)



Philippa Sole

Philippa Sole, 3A Springfield Road - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.