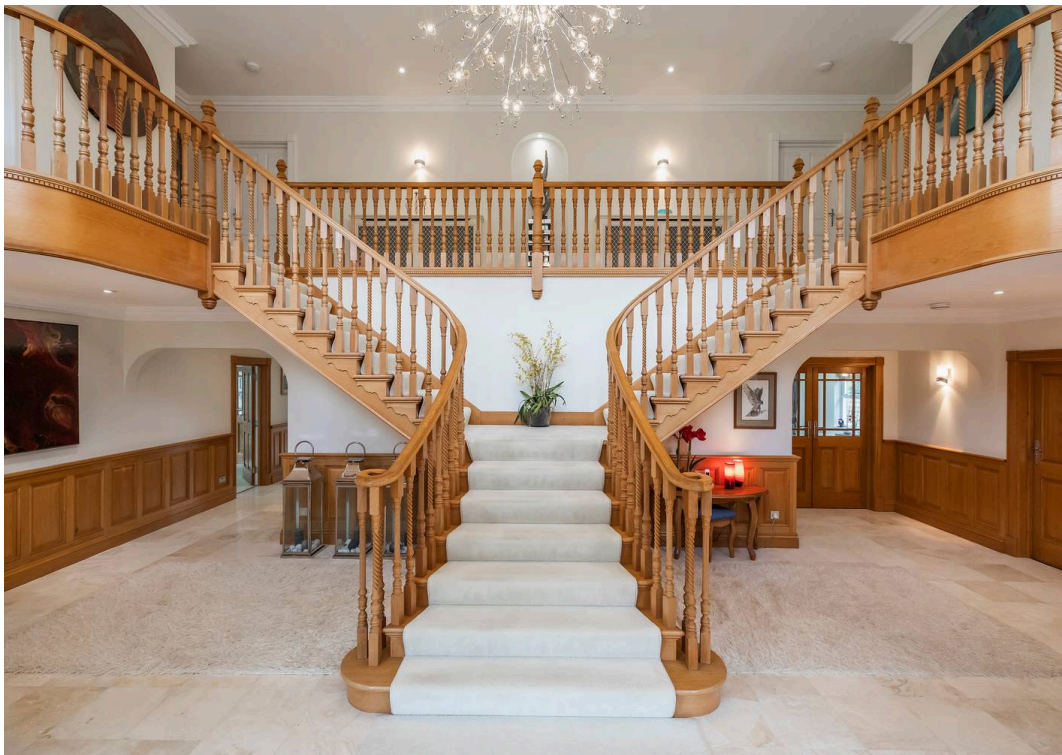


PS

Harbourside, 1 Brudenell Avenue, Sandbanks, Poole, BH13 7NW

£4,500,000



# Harbourside, 1 Brudenell Avenue

## Sandbanks

Coastal charm meets timeless elegance in *Harbourview*, an exceptional residence just 20 metres from the tranquil waters of **Poole Harbour**. Beautifully designed over two floors with accommodation approaching 5,000 sq ft, this luxurious home, set behind secure electric gates offers sweeping harbour views, total privacy, and effortless access to one of the UK's most desirable coastal locations.

- Outstanding Views across Poole Harbour
- 4 Double Bedrooms
- 4 En-suites
- 4 Reception Rooms
- Coastal Living
- Triple Garage
- 20 Metres from the Harbour's edge
- Less than 1000 metres from Sandbanks Beach
- Approaching 5000 sqft
- Council tax band H: £4,295.50 pa
- Freehold



Inside, the grand entrance hall—finished with limestone flooring and a magnificent oak double staircase—sets the tone for the refined interiors that follow. A bespoke **Mark Wilkinson kitchen** with Miele appliances opens into a light-filled dining and living area framed by curved windows and a solid roof, allowing year-round enjoyment of the stunning scenery. The ground floor also features a formal dining room, snug, spacious living room, home office, luxurious cloakroom, and two utility rooms with internal access to the garage.

Upstairs, four generous ensuite bedrooms await, including a showstopping **principal suite** with bay window, private balcony, open-plan bathroom, walk-in shower, freestanding bath, twin sinks, and dual dressing rooms. The guest suite also enjoys a balcony with water views and a luxurious ensuite with bath and shower.

The outdoor space is just as impressive, with south-westerly facing terraces, **automatic awnings**, and beautifully landscaped lawns bordered by **Luscombe Valley's nature reserve**. The rear garden catches the morning sun and features a charming summerhouse and greenhouse, all designed for low-maintenance enjoyment with an integrated irrigation system.

Ideally located, just under 1,000 metres from the world-famous **Sandbanks Beach**, known for its Blue Flag waters. **Canford Cliffs village** is a pleasant stroll away, offering coffee shops, restaurants, and boutique amenities. Nearby, residents enjoy access to **Parkstone Golf Course**, **Sandbanks Yacht Company**, **Rick Stein's restaurant**, and **Lazy Jacks**. The chain ferry offers quick access to **Studland Bay**.

Combining breathtaking views, meticulous design, and an unbeatable location, *Harbourview* offers a rare opportunity to experience luxury living on the south coast at its finest.

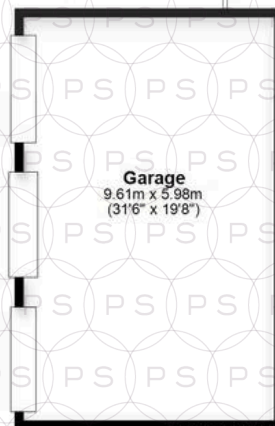
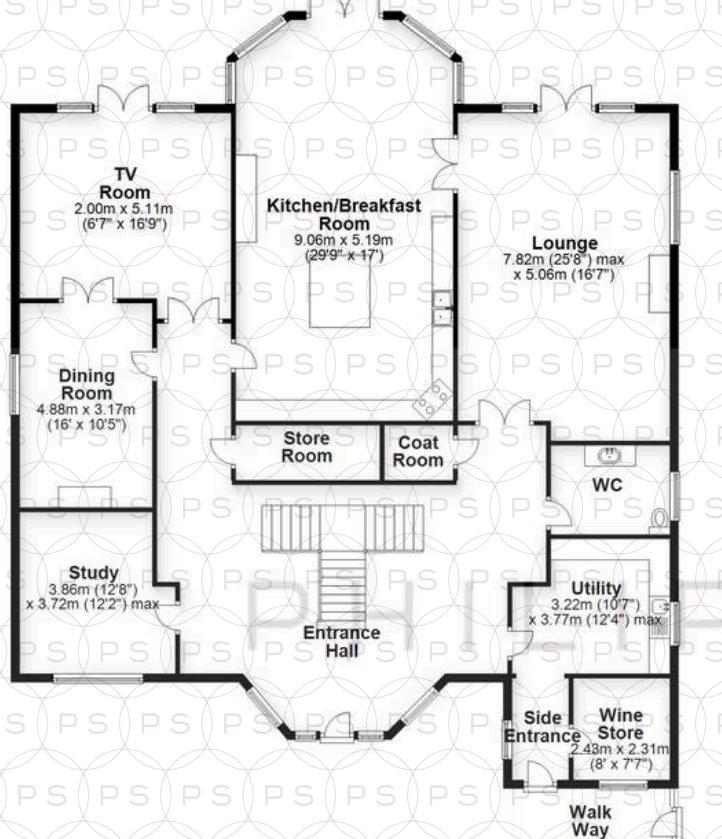


## Ground Floor

Main area: approx. 231.0 sq. metres (2486.3 sq. feet)

Plus garages: approx. 87.5 sq. metres (939.0 sq. feet)

Plus walk way: approx. 7.0 sq. metres (75.9 sq. feet)



Main area: Approx. 441.5 sq. metres (4751.8 sq. feet)

Plus garages: approx. 52.5 sq. metres (568.0 sq. feet)

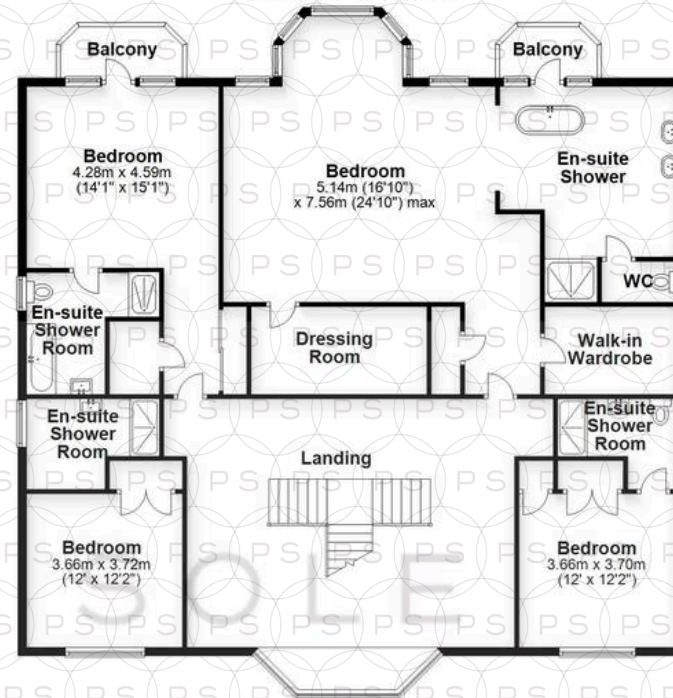
Plus balconies: approx. 6.5 sq. metres (70.2 sq. feet)

Plus walk way: approx. 7.0 sq. metres (75.9 sq. feet)

## First Floor

Main area: approx. 210.5 sq. metres (2265.5 sq. feet)

Plus balconies: approx. 6.5 sq. metres (70.2 sq. feet)





## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://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.