

Luxury+Prestige

HARBOUR LIGHTS

6A SHORE ROAD, SANDBANKS, POOLE, BH13 7PH











IT'S BETTER TO
SETTLE
WITH AGE
THAN TO
MAGNIFICENT





















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All of our properties feature a professionally produced video



Floorplans

6A Shore Road, Poole, BH13 7PH

Approximate Area = 2893 sq ft / 268.7 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Garage = 386 sq ft / 35.8 sq m

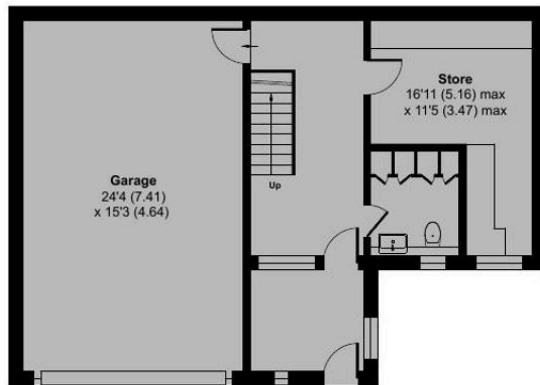
Outbuilding = 149 sq ft / 13.8 sq m

Total = 3460 sq ft / 321.2 sq m

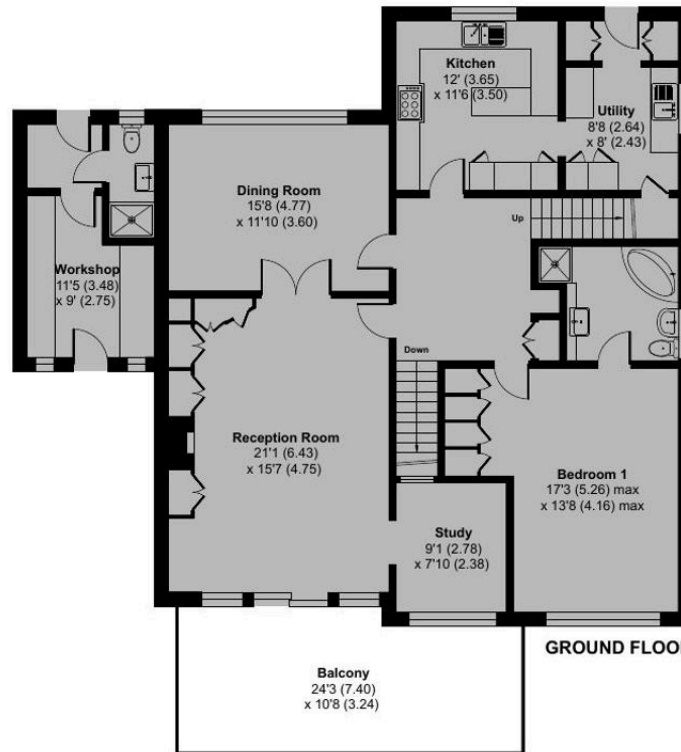
For identification only - Not to scale



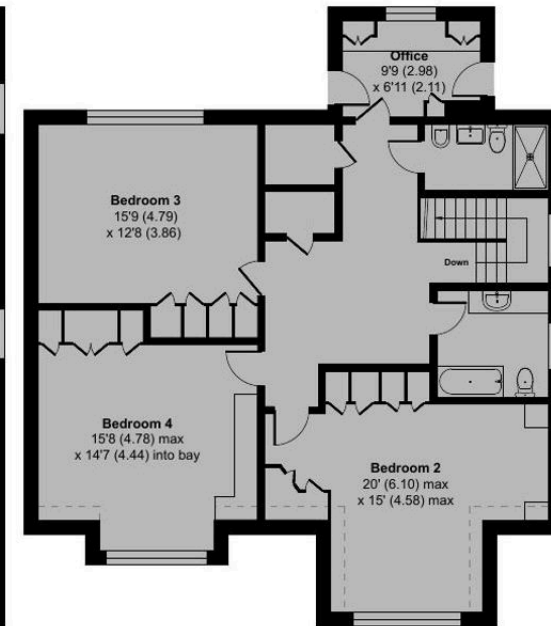
Denotes restricted
head height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Luxury & Prestige Realty Limited. REF: 1530750

Summary

Occupying a prestigious frontline position on Shore Road, Sandbanks, Harbour Lights presents a rare opportunity to acquire a substantial coastal home with breathtaking panoramic views across Poole Harbour. Cherished by the same family for over 30 years, this beautifully maintained residence sits within mature landscaped grounds, approached through impressive electric gates with a generous driveway and a 7 metre double garage. The rear garden is, in our opinion, one of the best in this particular locale.

Designed to maximise its spectacular outlook, the elevated first-floor accommodation includes spacious living and dining rooms, a kitchen with utility, study and generous principal bedroom suite. The living room opens onto an impressive private sun terrace, perfectly positioned for enjoying the uninterrupted harbour views. The second floor offers three further double bedrooms, two bathrooms and a dedicated office, while the private rear garden features a versatile workshop with shower facilities.

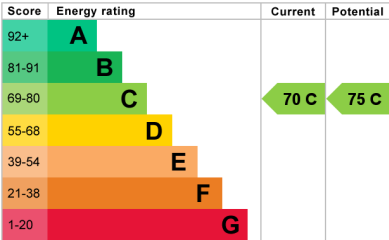
Offering exceptional potential to modernise or extend (subject to planning and necessary consents), Harbour Lights represents a truly special opportunity in one of the UK's most sought-after coastal locations.

Please note: AI-rendered videos may contain occasional visual discrepancies and should therefore be viewed in conjunction with the property photographs and an in-person viewing.

Details

Guide Price:	£2,850,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A
Local Authority:	BCP Council
Council Tax:	Band H
	2026/2027 £4,799.98 pa
	*** Amount shown is for a main home, please seek advice for additional home
Services:	Mains electricity, gas, water and drainage

EPC:



Key Features

- + Prestigious frontline Sandbanks location
- + Panoramic Poole Harbour views
- + Substantial and versatile accommodation
- + Current built form circa 3,500 sq ft
- + Harbour facing sun terrace
- + Four generous double bedrooms
- + Spacious, elevated reception rooms
- + Huge potential
- + 7m double garage
- + Secure gated driveway

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