

Luxury+Prestige

SORRENTO

4 ALINGTON ROAD, EVENING HILL, POOLE, BH13 8LZ











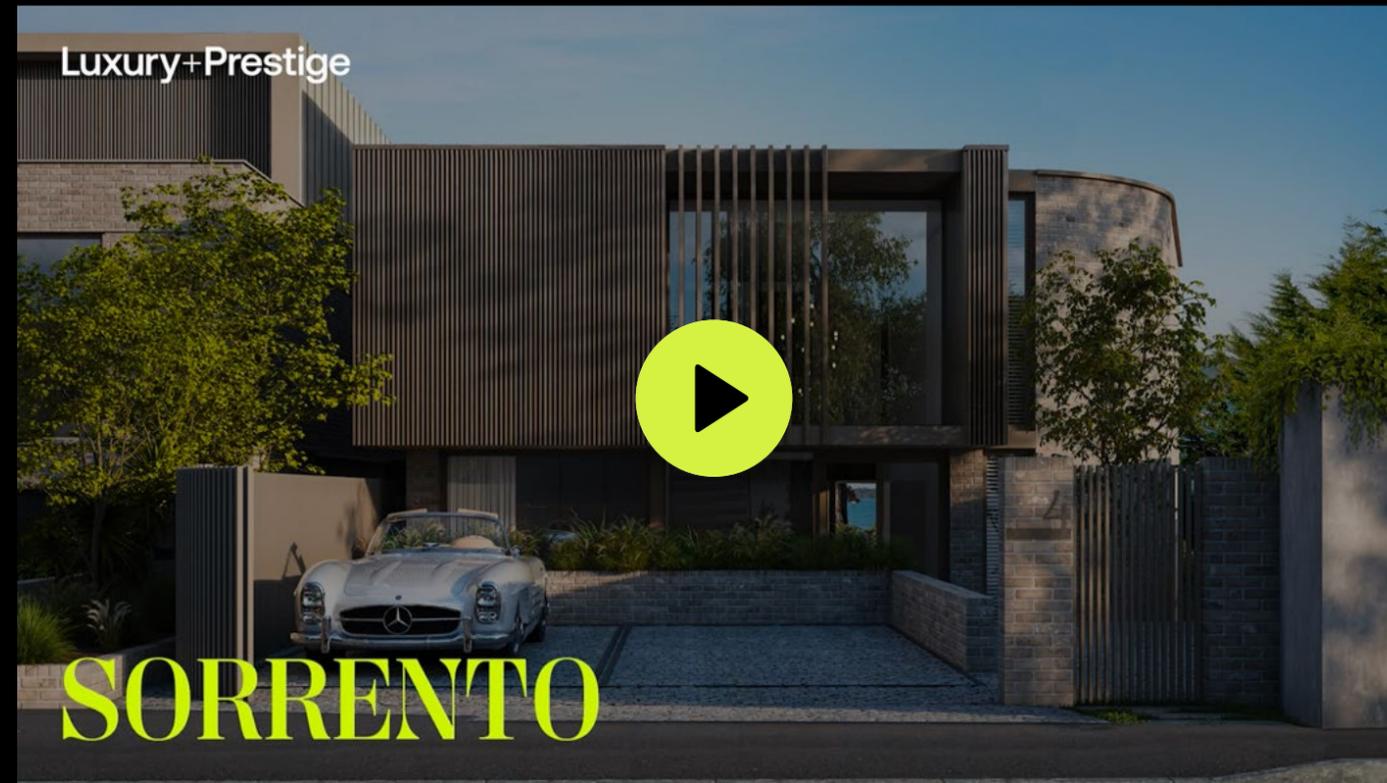


* Proposed design with Roof Garden



* Proposed design with Roof Garden

TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

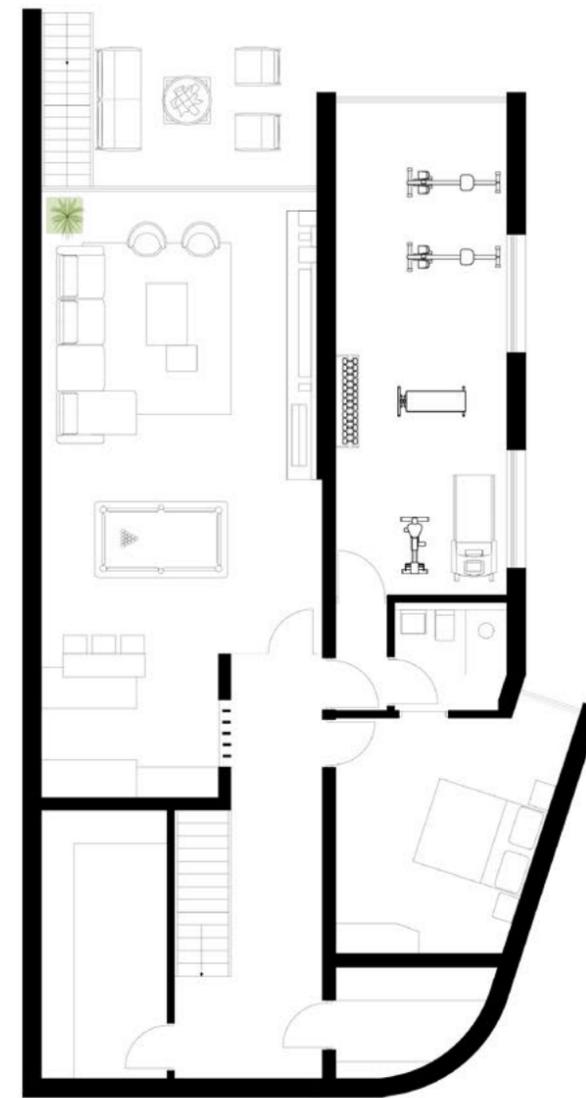
Floorplan

Sorrento, 4 Alington Road
Evening Hill Poole, BH15 4DW

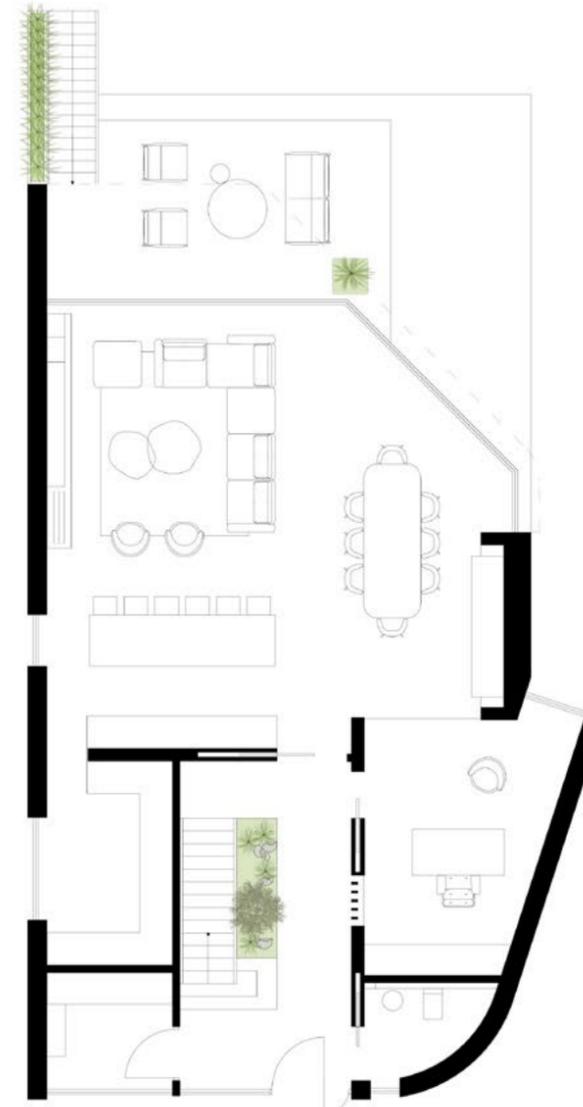
GROSS INTERNAL AREA

House: c. 5,000 sq. ft / 465 m²

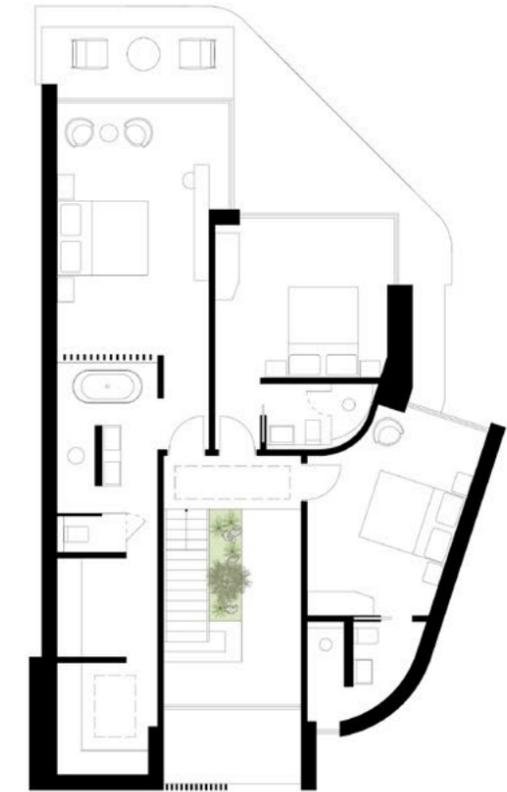
Sizes and dimensions are approximate, actual may vary.



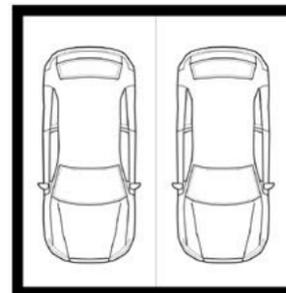
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Summary

Situated on the highly sought-after Evening Hill, this stunning new flagship development by arguably the areas most highly regarded luxury home builder offers prime contemporary living in an unrivalled waterside location.

Set just off the Sandbanks Peninsula, it boasts circa 5,000 square feet of luxury living accommodation, designed, and curated to maximise panoramic sea views and inspire a unique coastal lifestyle, surrounded by nature and moments away from award winning sandy beaches.

Arranged over three floors, Sorrento has five luxurious bedrooms, each with their own private high specification en suites with walk in wet room showers. The ground floor hosts a grand double height entrance hall that leads to an expansive open plan kitchen, living and dining space connecting to an outdoor terrace, all of which benefit from a south facing aspect and exceptional bay views.

Additional entertaining space on the lower ground floor incorporates a fully fitted bar, games area, secondary relaxed sitting area and access to the rear gardens. Further rooms include a study, a hidden prep kitchen, laundry room, WC and underground double garage with hydraulic car lifts.

NB We have included images that show additional roof terrace which is available as an option at extra cost and subject to planning permission.

Details

Guide Price: OIEO £5,000,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £513,750**
Additional Home £763,750**

** based on guide price

Local Authority: BCP Council

Council Tax: Band TBC
2025/2026 £x,xxx.xx pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + **By leading developer Cullen Homes**
- + **Circa 5,000 square feet**
- + **Prestigious location**
- + **Wonderful harbour views**
- + **Bespoke Italian kitchen**
- + **Feature floating staircase**
- + **Beautiful interior design**
- + **Good green credentials**
- + **Home automation**
- + **Potential SDLT saving**

Our team



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