



£2,800,000

1 Northshore 4 Panorama Road, Poole, Dorset, BH13 7RD


EST. 1977
KEY DRUMMOND
ESTATE AGENTS



1 Northshore

4 Panorama Road, Poole, Dorset, BH13 7RD

A bright and spacious property with direct water access. This home boasts spacious accommodation across two floors, comprised of three double bedrooms, large open living areas and an expansive outside area.

- PRIVATE ACCESS
- THREE DOUBLE BEDROOMS
- FRONT-LINE HARBOUR VIEWS
- TWO UNDERGROUND PARKING SPACES
- IMMACULATELY PRESENTED THROUGHOUT
- VENDOR SUITED
- COURTYARD GARDEN AND BALCONY

Local Authority , Tax Band , Tenure: Share of Freehold



Sandbanks

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

This exceptional 1,900 sq ft waterfront residence is set within one of Sandbanks' most exclusive gated developments, offering a rare



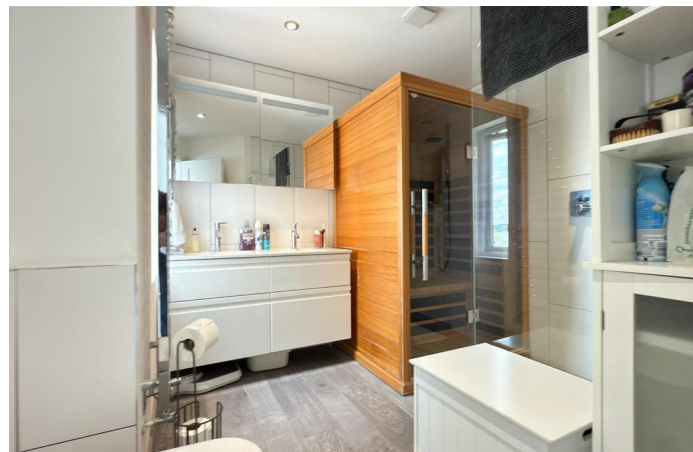




combination of luxury, privacy, and direct access to the harbour. Benefiting from its own private entrance accessible either from the secure underground car park or via a personal gate from the landscaped communal grounds.

Inside, the layout has been thoughtfully designed across two levels, featuring a spacious open-plan kitchen and dining area, a separate living room, and a morning room that opens directly onto the garden. There's also a dedicated office space, ideal for remote working or additional flexible use. All three double bedrooms include their own en-suite bathrooms and enjoy private balconies, with stunning views over Poole Harbour and towards Brownsea Island from most rooms.

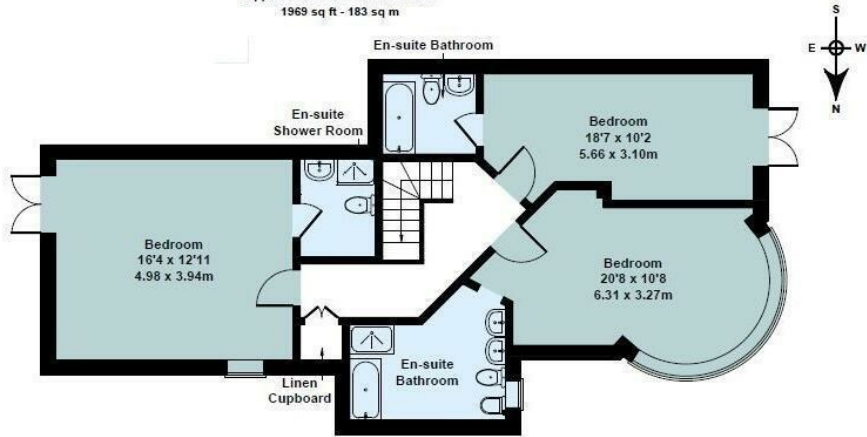
Outside, the property benefits from a private courtyard garden along with paved terracing that wraps around the side and rear, creating ideal spaces for entertaining or simply relaxing in peace. The home also includes two allocated underground parking bays and two secure private storage units.



As part of this prestigious development, the property enjoys access to two private jetties and a boat slipway, offering excellent facilities for those who enjoy life on the water. Whether you're seeking a tranquil full-time residence or a luxurious holiday retreat, this beautifully positioned home delivers the ultimate in coastal living.

1 Northshore, 4 Panorama Road, Sandbanks, Poole, Dorset, BH13 7RD

Approximate Gross Internal Area
1969 sq ft - 183 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

