

Luxury+Prestige

# APARTMENT 11 MIRAGE

33 SHORE ROAD, SANDBANKS, POOLE, BH13 7PJ













# TAKE A STEP INSIDE



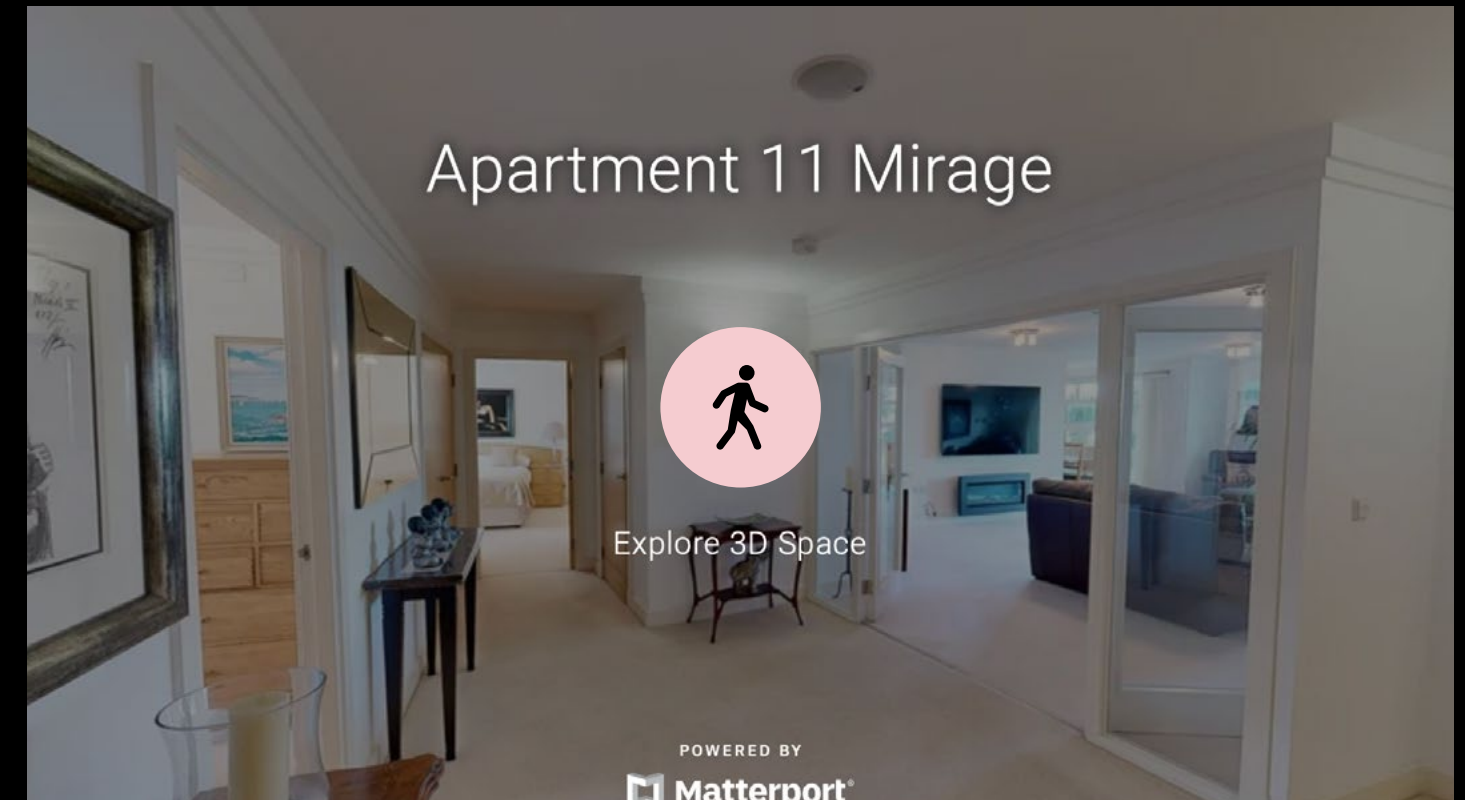
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

*vimeo*

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

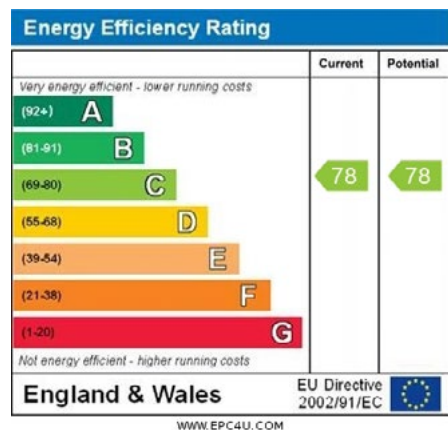
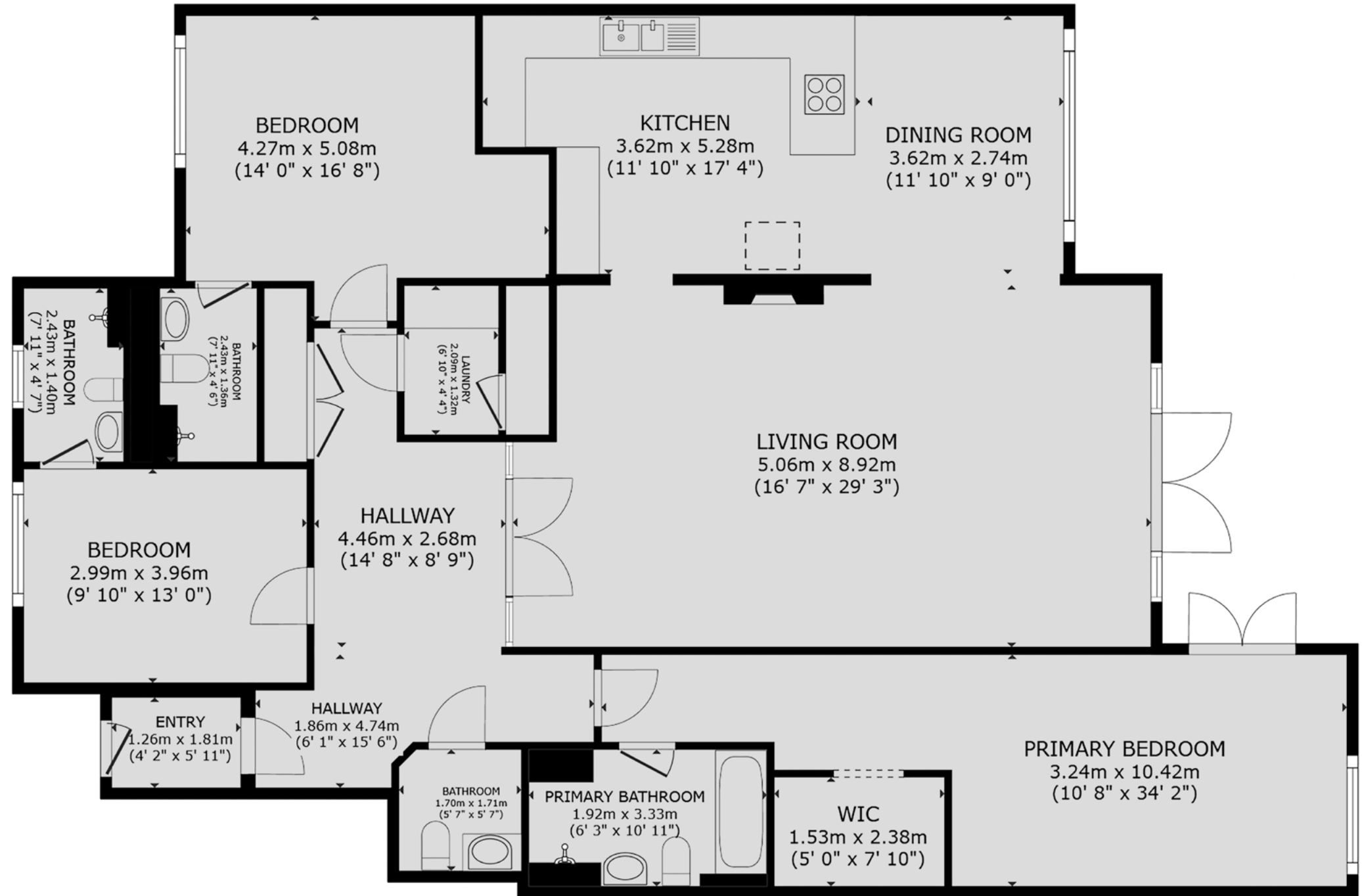
# Floorplan

Apartment 11 Mirage, 33 Shore Road,  
Sandbanks, Poole, BH13 7PJ

GROSS INTERNAL AREA

Apartment: 1,917 sq. ft / 178 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**An amazing ground floor apartment in one of Sandbanks' premier blocks known simply as Mirage, which occupies a wonderful position directly by the waterfront.**

The views from the principal rooms face the harbour yet step outside of the development and some of the area's finest beaches are literally a stones throw away. This was originally a show apartment when the development was new and it comes with two car parking spaces in the underground car park as well as a lockable store. The apartment itself is very spacious and it extends to 1,917 square feet comprising a spacious semi-open plan living space zoned for kitchen, living and dining as well as three double bedrooms each with dedicated en suite facilities. The private sun terrace is shared by the living area and as you might imagine the view is amazing. The stretch of water outside is especially popular with wind surfers and kite surfers so the vista is anything but static. The development was built to a high specification and features underfloor central heating, a high quality kitchen with a centre island and stone tops as well as an automatic passenger lift to all floors. This could be an amazing main or second home and it is offered chain free. We understand the block is pet friendly but potential purchasers are advised to make enquiries as to the availability of the necessary licence before making a decision to purchase.

# Details

<b>Guide Price:</b>	£1,225,000
<b>Tenure:</b>	Leasehold
<b>Lease Length:</b>	125 years from 01/01/2005
<b>Maintenance:</b>	£8,000 per annum
<b>Ground Rent:</b>	Please contact us for more information* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Local Authority:</b>	BCP Council
<b>Council Tax:</b>	Band H 2026/2027                    £4,799,98.50pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Mains gas, electricity, water and drainage

# Key features

- + **Prominently located**
- + **Wonderful harbour views**
- + **Convenient for beaches**
- + **Large private sun terrace**
- + **Extends to 1,917 square feet**
- + **3 bedrooms, 3 bathrooms**
- + **Semi-open plan living**
- + **Two secure parking spaces**
- + **Lockable store**
- + **No forward chain**

# Our team



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Property ref:	1008
Published:	June 2026



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