

PS



Sunset, 16a Seacombe Road, Sandbanks - BH13 7RJ

£1,195,000

PS



Sunset - Seacombe Road

Sandbanks Peninsula

Contemporary Coastal House | Five Bedrooms | Open-Plan Neptune Kitchen | Private Landscaped Garden | Circa. 500m from the Beach | Elevated Alfresco Dining Terrace & Seating Areas | Low Maintenance

This impressive five bedroom house has been extensively renovated by the current owners over the past three years, creating a calm contemporary interior designed for modern coastal living.

- Located in the heart of Sandbanks Peninsula
- Approx. 500 metres to the Beach & Sandbanks Ferry
- Low maintenance, perfect for busy everyday lives or holiday home
- Contemporary house extensively renovated
- Five bedrooms and three bathrooms
- Neptune kitchen with marble island, open-plan with dining room
- Elegant sitting room with garden access
- Landscaped private garden with bike storage and elevated dining terrace
- Multiple cleverly defined external seating areas
- Vaillant boiler with high pressure hot water cylinder
- Gated driveway parking for two vehicles
- Freehold
- Total Area: 1,786 sq. ft
- Council Tax Band G: £3,758.23
- EPC Rating: C



At the heart of the home sits a beautifully designed open-plan Neptune kitchen and dining space. Oak display shelving with integrated lighting adds warmth while the marble topped island forms a natural gathering point for everyday living and entertaining. Integrated Neff appliances and a generous larder provide excellent practicality, while built in seating creates a relaxed dining area. Sliding glass doors open directly onto a side terrace, allowing natural light to flood the space. Elegant glazed panelled doors lead through to the sitting room, where traditional coving and detailed skirting boards create a refined backdrop. Large patio doors open directly onto a courtyard garden, drawing light through the room and creating a seamless connection to the outside space.

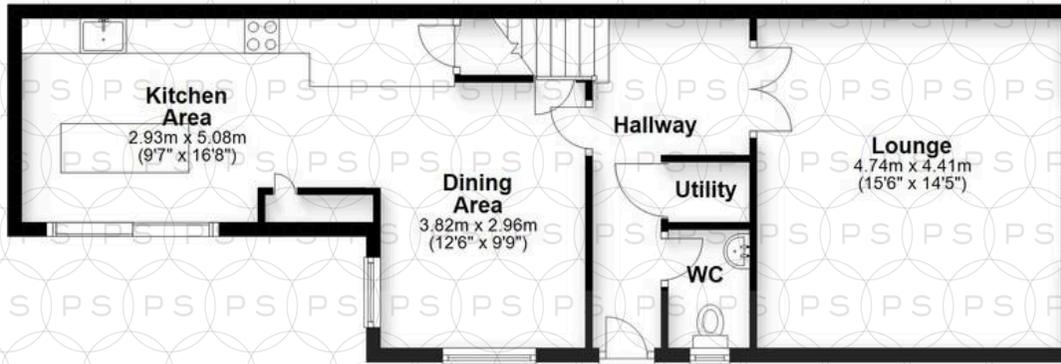
The courtyard has been thoughtfully curated with cleverly designed built in storage, perfect for bikes, and mature planting creating a peaceful private setting. Steps lead up to an elevated entertaining terrace, providing an additional outdoor space to enjoy the afternoon and evening sun.

The first floor offers three generous double bedrooms. The principal bedroom enjoys a quiet rear outlook and benefits from an ensuite shower room with potential to create a luxurious wet room. A second bedroom provides an ideal guest room, while the third bedroom currently serves as a study and features a charming Juliet balcony. A contemporary family bathroom completes this level. The second floor provides two further rooms positioned within the eaves, both benefiting from Velux windows that draw natural light into the space.

Tucked away in the heart of the Sandbanks Peninsula, this property offers a lifestyle shaped by both its stunning coastline and its close knit community. Residents are drawn together by life on the water, with moorings and harbour access shaping time outdoors, while the beach and miles of golden sands are accessed via Midway Path just 500 metres away. In addition to renowned Rick Steins Restaurant & Bar, The Royal Motor Yacht Club has a stunning panoramic restaurant that provides a social anchor in the area, while the gym at Sandbanks Yacht Company adds to daily routine. The chain ferry takes you across the water to the Studland Peninsula with open heathland, quieter beaches and destinations including The Pig on the Beach, The Bankes Arms and Knoll House Hotel. Living on Sandbanks really offers something very special that may just feel like a year round holiday.



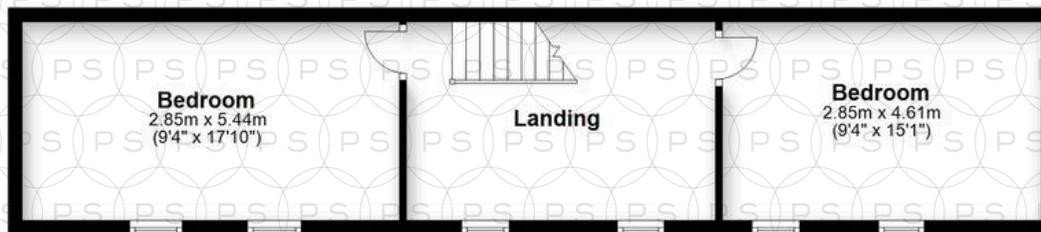
Ground Floor



First Floor



Second Floor



Total area: approx. 165.9 sq. metres (1786.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk
(Tel: 01202 556006)

Plan produced using PlanUp.

16a Seacombe Road, -



Philippa Sole Ltd

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

01202 747999 • enquiries@philippasole.co.uk • 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.