

PS

16a Seacombe Road, Poole - BH13 7RJ
£1,170,000

PS



16a Seacombe Road

Poole

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. With gated driveway parking and low maintenance, this is ideal as a Holiday Home, Air BnB or permanent low maintenance living by the sea.

- Approx. 500 metres to the beach via Midway Path & Sandbanks Chain Ferry
- Located in the heart of Sandbanks Peninsula
- Low maintenance perfect for busy everyday lives or holiday home
- Contemporary house extensively renovated
- Five bedrooms and three bathrooms
- Open plan Neptune kitchen with marble island
- Elegant sitting room with garden access
- Landscaped private garden with elevated dining terrace
- Multiple cleverly defined external seating areas
- Vaillant boiler with high pressure hot water cylinder
- Total Area: 1,786 sq. ft
- Council Tax Band G: £3,999.98
- EPC Rating: C
- Freehold - opportunity to Air BnB

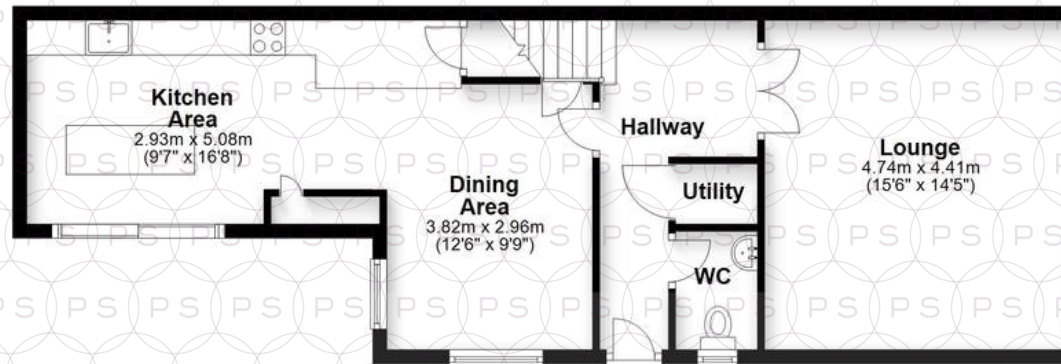


At the heart of the home sits a beautifully designed open-plan Neptune kitchen and dining space. Oak display shelving with integrated lighting adds warmth while the marble topped island forms a natural gathering point for everyday living and entertaining. Integrated Neff appliances and a generous larder 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 onto the landscaped courtyard garden, drawing light through the room and creating a seamless connection to the outside space. The courtyard has been thoughtfully curated with mature planting, creating a peaceful private setting. A cleverly designed concealed storage area provides practical space for bicycles, with steps leading up to an elevated entertaining terrace, 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. The room offers ample space for wardrobes and is finished in soft Farrow & Ball tones. A second bedroom provides an ideal guest room, while the third bedroom currently serves as a study and features a charming Juliet balcony, making it equally suited as a nursery or additional bedroom. A contemporary family bathroom finished in soft coastal tones completes this level. The second floor provides two further rooms positioned within the eaves, both benefiting from Velux windows that draw natural light. These versatile rooms offer ideal accommodation for older children or teenagers while the generous landing could easily be used as a study area or additional seating space.

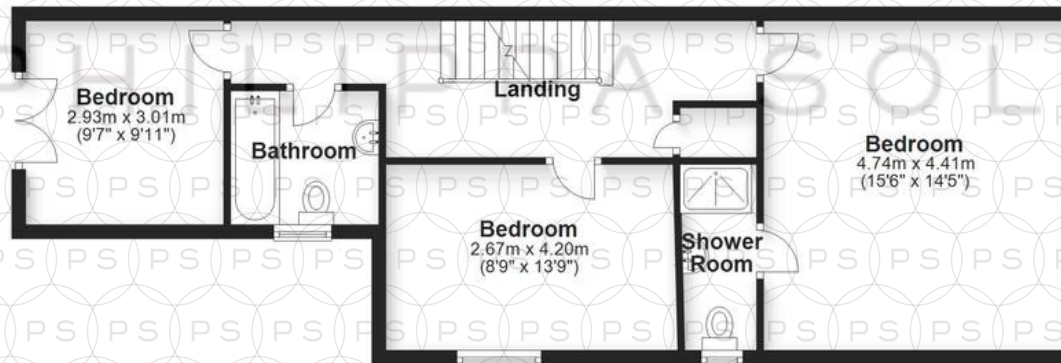
Tucked away in a quiet corner of the Sandbanks Peninsula, this property offers a lifestyle shaped by both its stunning coastline and its close knit community. Residents are drawn together by life on the water, with moorings and harbour access, while the beach and miles of golden sands are accessed via 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 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

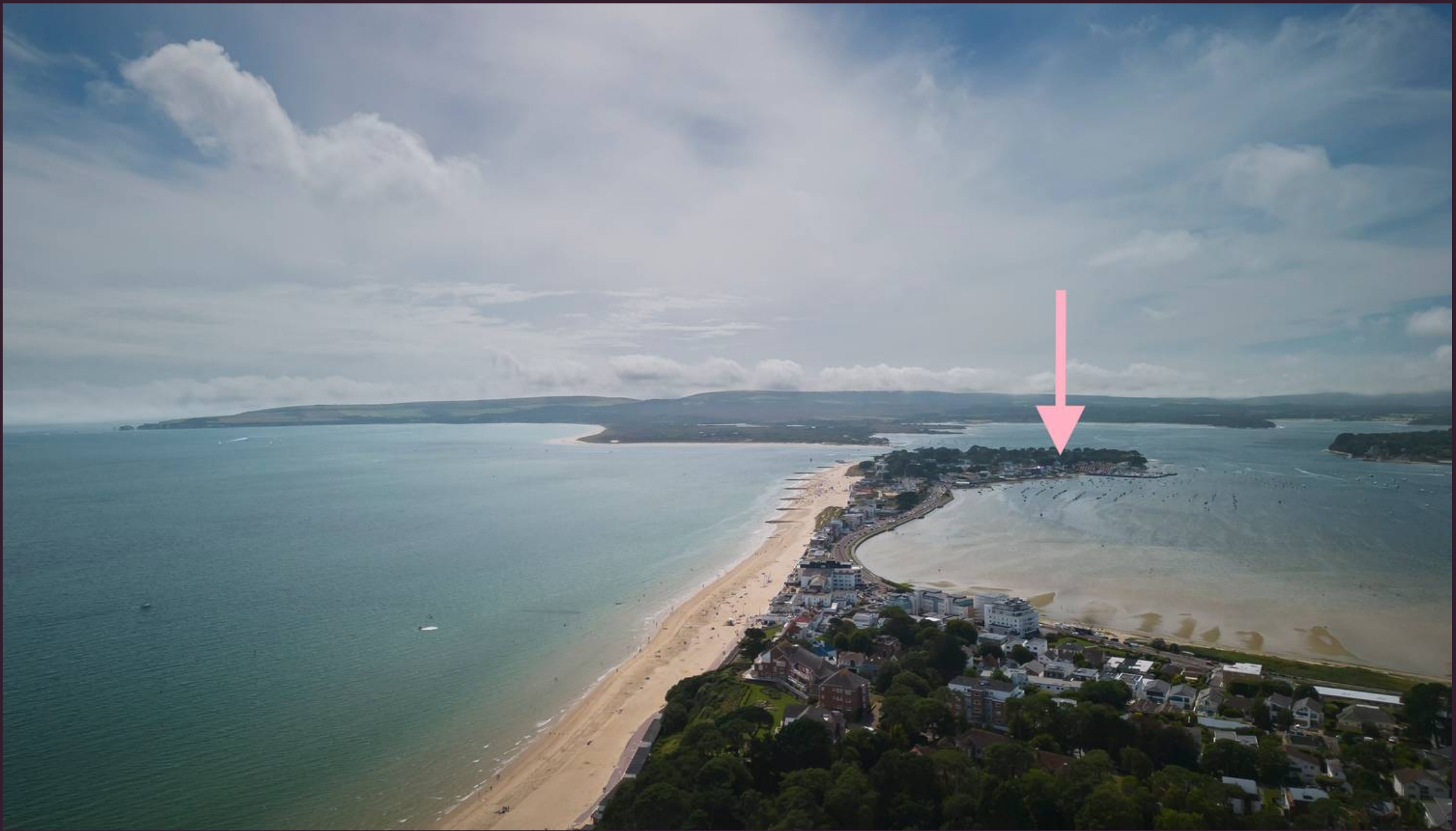


Total area: approx. 165.9 sq. metres (1786.0 sq. feet)

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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

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