

Luxury+Prestige

2 WESTPOINT

65 PANORAMA ROAD, BH13 7RB



























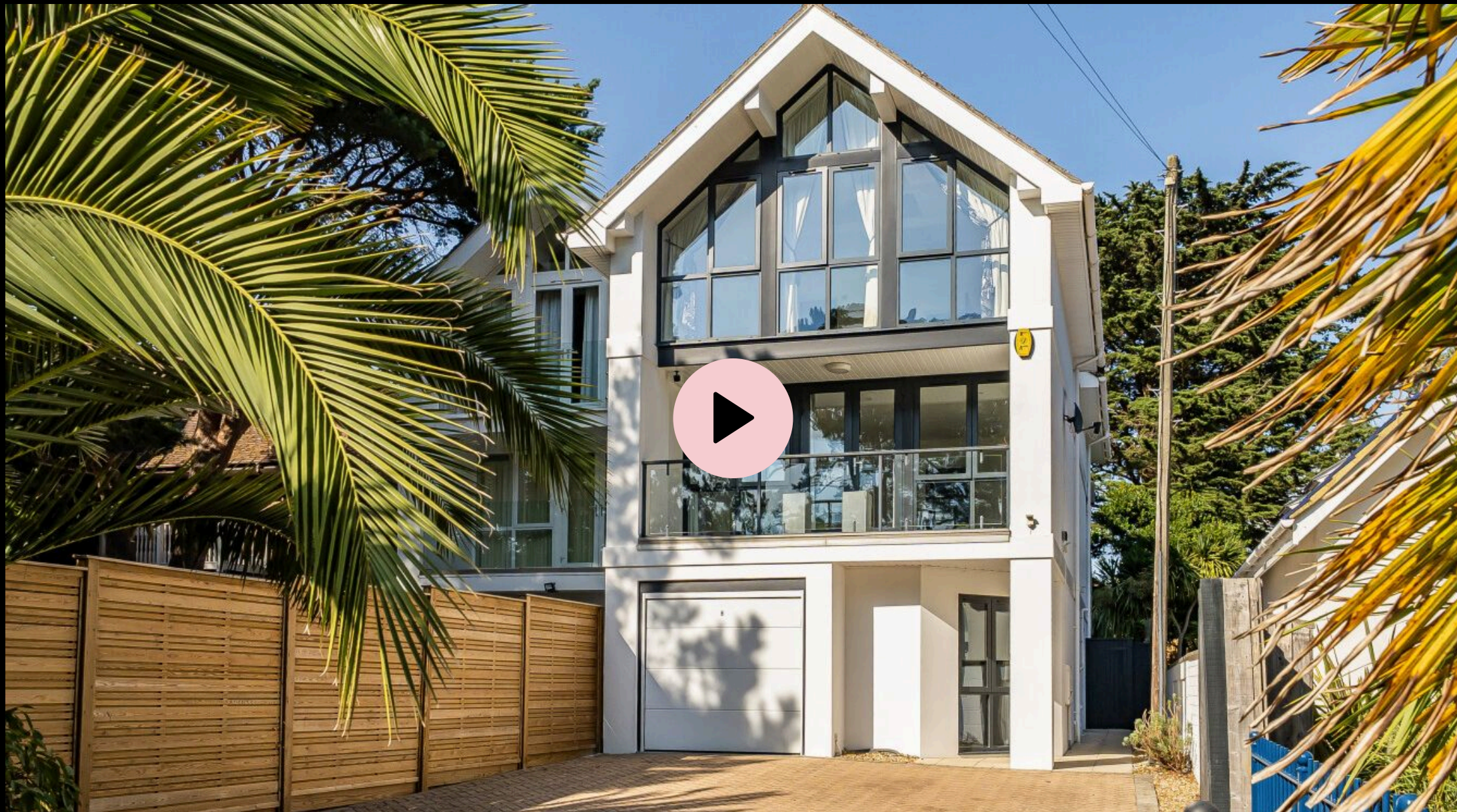




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Floorplans

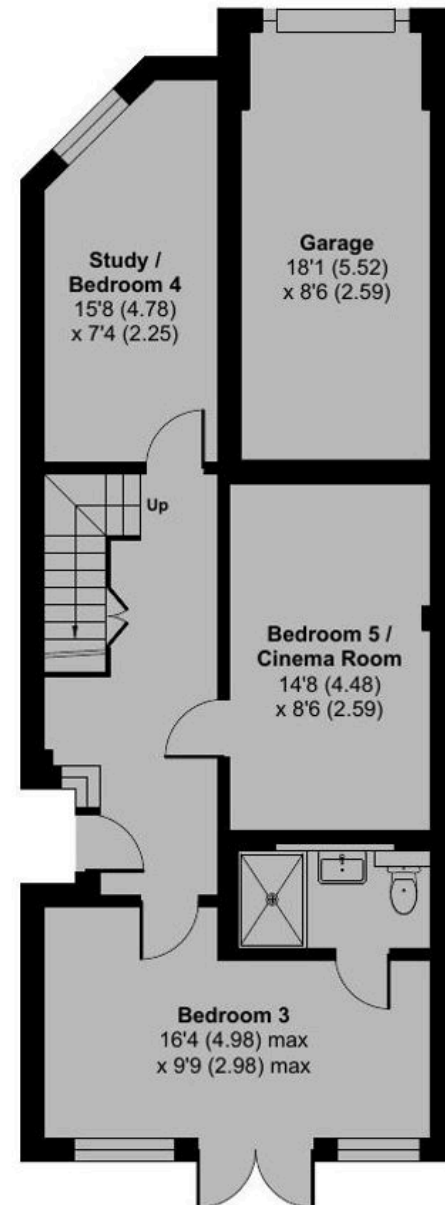
2 Westpoint, 65 Panorama Road, BH13 7RB

Approximate Area = 1916 sq ft / 178 sq m

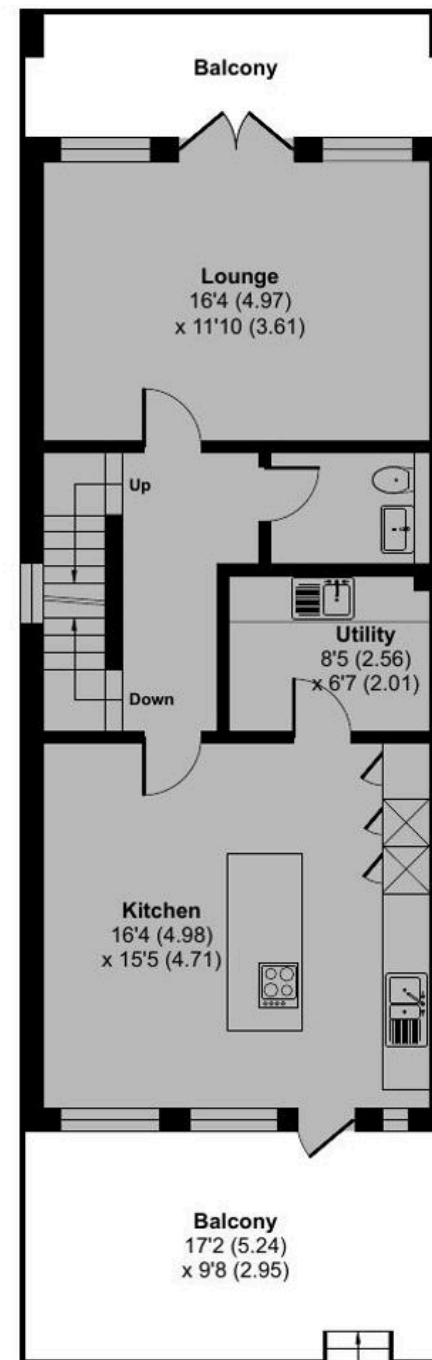
Garage = 145 sq ft / 13.4 sq m

Total = 2061 sq ft / 191.4 sq m

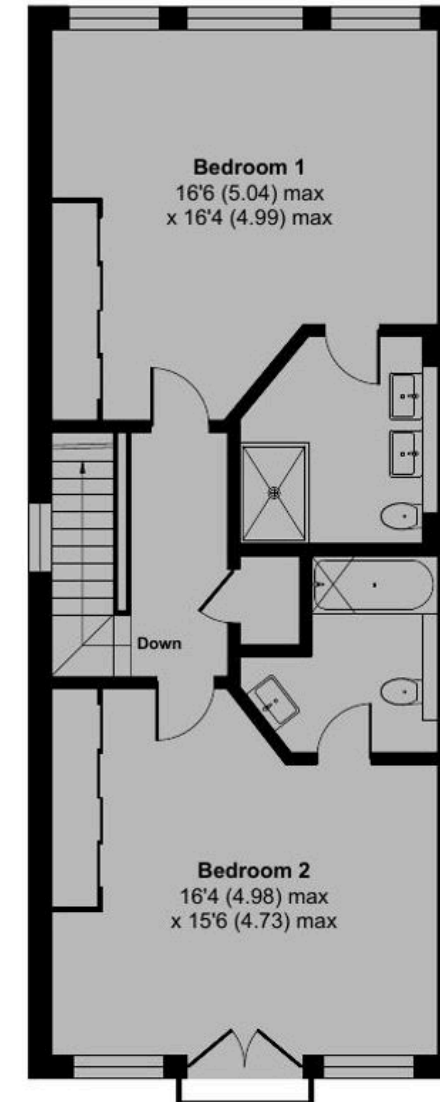
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Luxury & Prestige Realty Limited. REF: 1500376

Summary

One of just two properties forming this exclusive development on the Sandbanks Peninsula, 2 Westpoint occupies a superb position close to some of the area’s most valuable waterfront homes. The Sandbanks Ferry is just around the corner, providing easy access to Shell Bay and the Purbeck coastline, while beautiful sandy beaches are only a short walk away.

Arranged over three floors, the property offers around 1,900 sq ft of versatile accommodation plus an integral garage. Smart grey windows and extensive glazing give the house a contemporary appearance and allow natural light to flood the principal rooms. The ground floor provides a bedroom with en suite facilities and a further study/bedroom offering excellent flexibility for guests, family life or home working.

The main living accommodation occupies the first floor, with a generous kitchen/dining room featuring a central island and access onto a rear terrace with steps leading to the garden. A generous living room opens onto the front balcony, while a utility room and cloakroom complete this level.

Upstairs are two generous bedrooms, including an impressive principal suite with a dramatic vaulted ceiling, extensive glazing, fitted wardrobes and en suite facilities. Bedroom two also benefits from its own en suite.

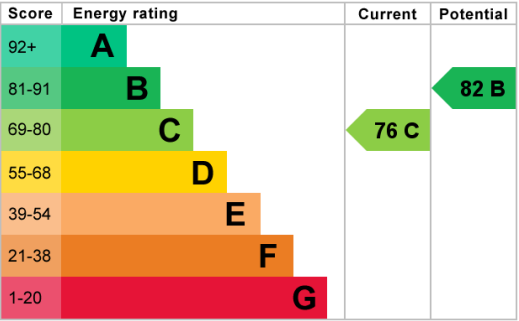
Bedroom one, Bedroom two and the Cinema Room/Bedroom five all benefit from air conditioning.

Outside, the level and enclosed rear garden provides an easily usable space for relaxing and entertaining, while a private driveway and integral garage provide excellent parking and storage.

Details

Guide Price:	£1,325,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A		
Local Authority:	BCP Council		
Council Tax:	Band Band G		
	2026/2027	£3,999.98	
	**Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains electricity, gas, water and drainage		

EPC:



Key Features

- + Exclusive development of just two homes
- + Prime Sandbanks Peninsula location
- + Moments from the beach
- + Around 1,900 sq ft plus garage
- + Five bedrooms / flexible accommodation
- + Impressive vaulted principal bedroom
- + Generous kitchen/dining room with island
- + Two balconies
- + Level enclosed rear garden
- + Private driveway and integral garage

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