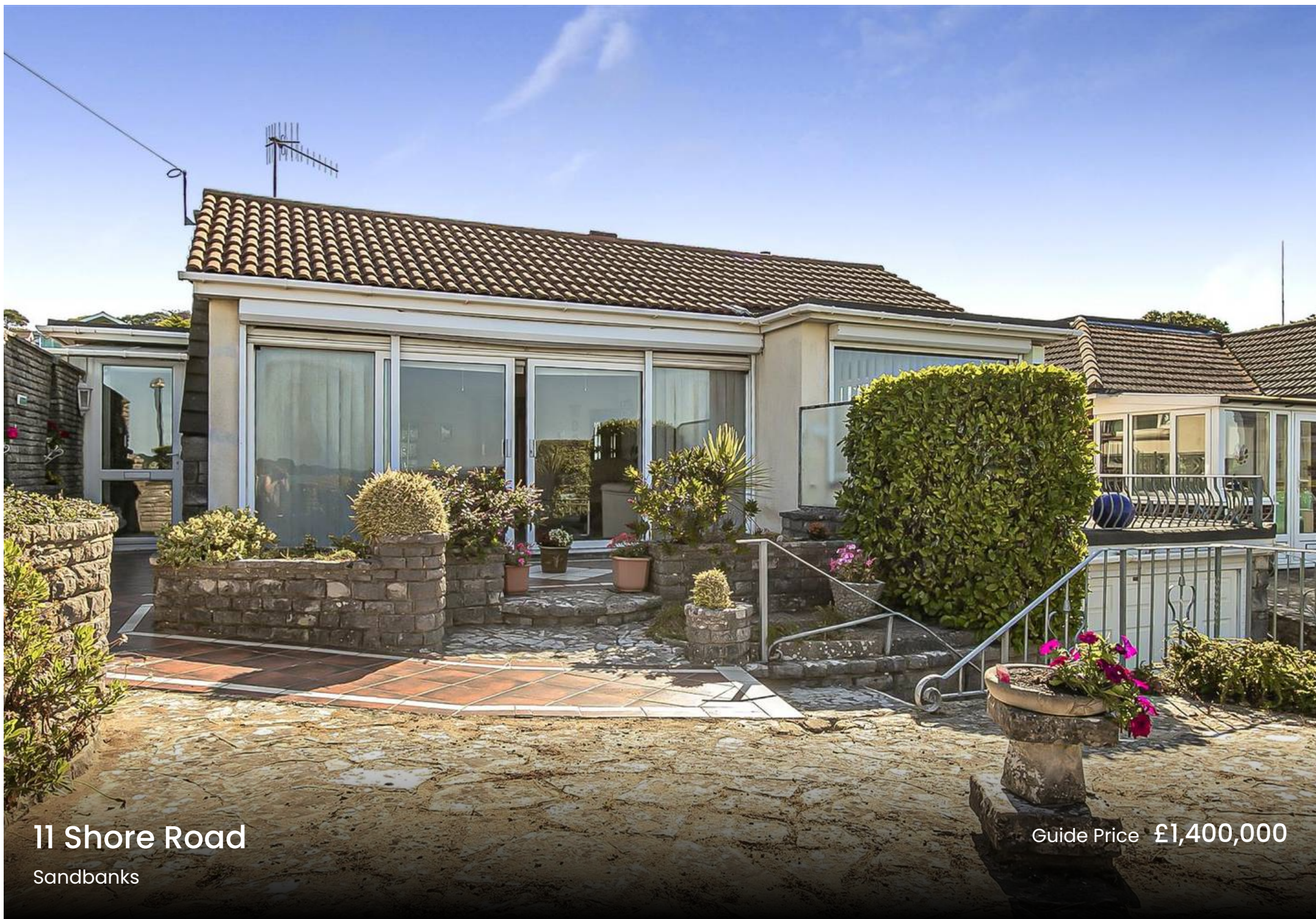


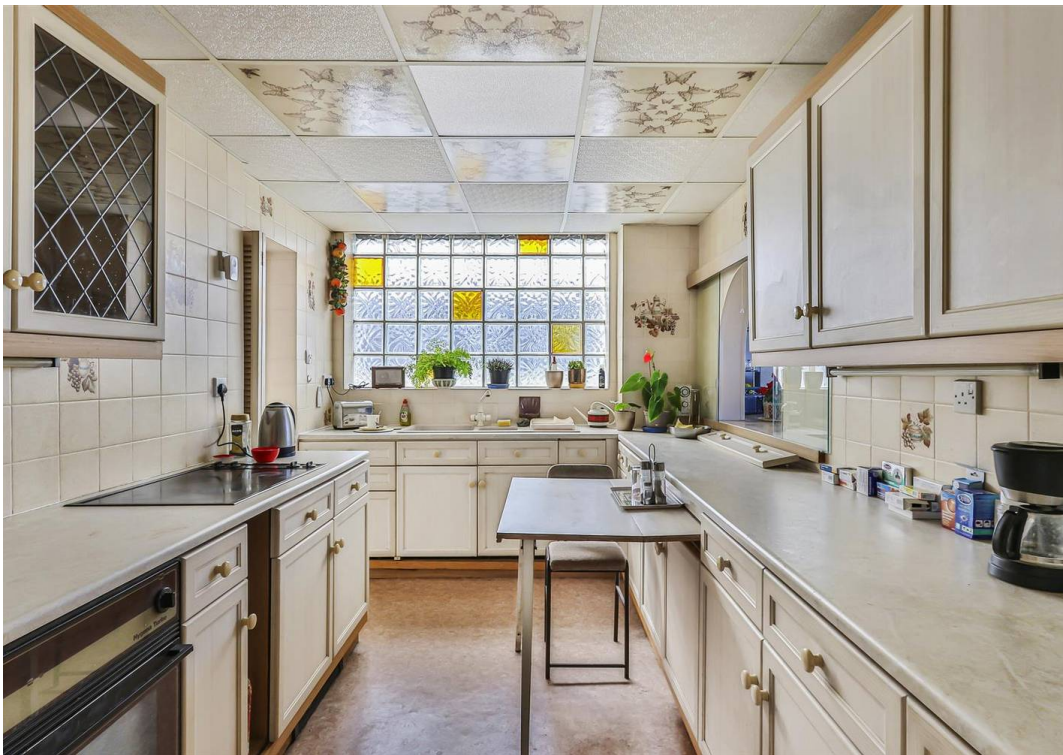


11 Shore Road

Sandbanks

Guide Price £1,400,000





11 Shore Road

Sandbanks

A light-filled entrance hall provides ample built-in storage and access to all principal rooms. The generous lounge and dining area enjoy stunning, ever-changing views over the harbour, framed by large glazed doors which open onto a private paved terrace – the ideal spot to enjoy dramatic sunsets.

A feature fireplace adds character to the sitting area, while the dining space includes a hatch through to the kitchen for convenience. The kitchen itself is well-equipped with plenty of fitted cabinets, an electric hob and oven, and leads to a useful utility room.

The principal bedroom is a particularly peaceful retreat with extensive fitted wardrobes and direct access to a sunroom overlooking the garden. This room also links to a well-proportioned bathroom, featuring a corner bath, separate shower and serving as either an en-suite or spacious family bathroom. Bedrooms Two and Three are also generous doubles, sharing a Jack and Jill bathroom.

To the rear, the landscaped garden is beautifully planted with mature shrubs and trees, There are steps up to a lawned area, a charming summer house and a secluded area ideal for evening entertaining or a quiet spot for reading. To the front, the property includes a large garage and driveway parking for one vehicle.

Council Tax band: G

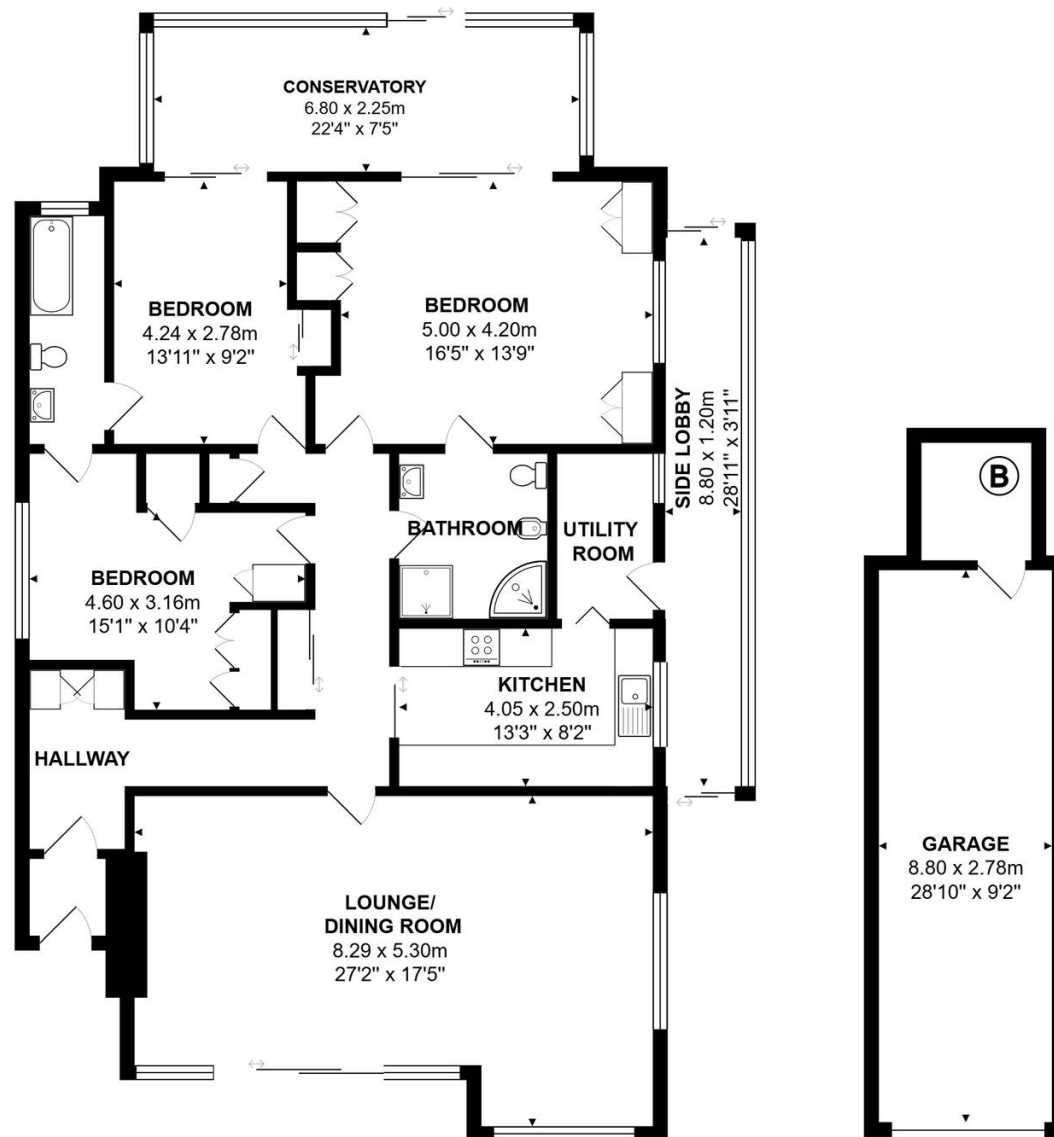
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Total Area: 196.5 m² ... 2115 ft²

All measurements are approximate and for display purposes only





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