

Luxury+Prestige

# 7 HARBOUR CLOSE

SANDBANKS, POOLE, BH13 7NA















# TAKE A STEP INSIDE



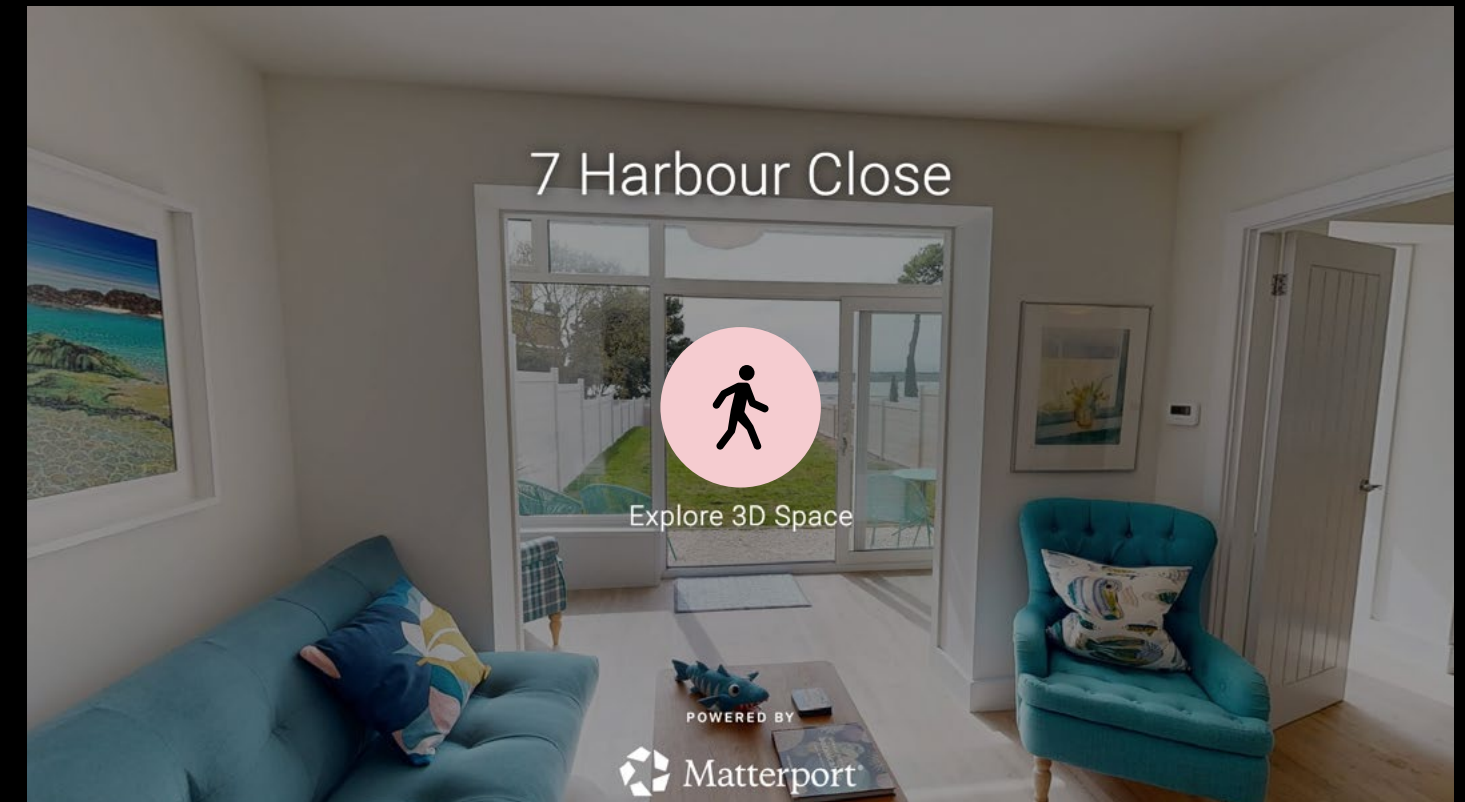
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



## 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.



# Floorplan

7 Harbour Close, Sandbanks,  
Poole, BH13 7NA

## GROSS INTERNAL AREA

House: 545 sq. ft / 50 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**This recently refurbished two bedroom terraced bungalow benefits from stunning views of Poole Harbour and Brownsea Island and is nestled in a quiet position on the border of Canford Cliffs and Sandbanks.**

Harbour Close is practically on the shores of Poole Harbour and is within easy walking distance of the beaches of the world famous Sandbanks Peninsula whilst also being close to the shops and amenities of Canford Cliffs Village.

This exceptional location would make the home perfect for those seeking a beachside, convenient location without wanting to compromise on quality and outside space. In particular, it would serve as an incredible 'lock up and leave' second home or a very nice main home for someone looking for a 'turnkey' property.

There is a great garden making it a superb alternative to an apartment and it comes with a garage and a private parking space - invaluable during the summer months when no doubt friends and family will be keen to visit. Additionally the property has planning permission to extend at the rear by 3m.

# Details

<b>Guide Price:</b>	£525,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Lease Length:</b>	999 years from 01/07/1975
<b>Maintenance:</b>	TBA*
<b>Ground Rent:</b>	TBA* * 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 C 2026/2027                      £2,004.38pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Mains gas, electricity, water and drainage

# Key features

- + Terraced bungalow
- + Private large garden
- + Sea views
- + One bedroom plus study
- + Garage and private parking space
- + Great alternative to an apartment
- + Completely refurbished
- + Moments from the harbour
- + Short stroll to beaches
- + No forward chain

# Our team



**Steve Isaacs**  
Managing Director

07970 878106  
steve@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Lead Photographer

07944 986977  
adrianna@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Jane Honour**  
Administrator

01202 007373  
jane@luxuryandprestige.com

# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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