



2 The Mariners, 47 Panorama Road, Sandbanks, Poole BH13 7RB
Guide Price £745,000 Share of Freehold





The Area

The property is situated on the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water sports and boating activities. In addition there are excellent walking, cycling and horse riding along the Jurassic coast, Englands first National World Heritage site, which provides some of the most dramatic scenery. This can be accessed by the Sandbanks car ferry linking Poole to the popular blue flag beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the County of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of the New Forest, to manicured championship golf courses.

The Property

One of three, three storey townhouses, benefiting from spacious and versatile accommodation with a driveway and an integral garage.

Private front door to entrance hall with a ground floor bedroom with ensuite bathroom, also benefitting from double doors opening onto a sun terrace which in turn leads to the west facing private garden. There is also access from the entrance hall to the integral garage and staircase leading to the first floor.

On the first floor is the open plan living space with double doors to the west facing balcony, there is also a dining area and modern fitted kitchen, two further bedrooms, both with en-suites are located on the second floor, one having double doors opening onto a west facing balcony.



References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Agent has not tested any apparatus, fixtures and fittings of services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Any prospective purchaser should satisfy themselves as to the correctness of any statement or information in these particulars. Please refer to the Agents if you require further clarification or information on these particulars.

These particulars are not intended to give a full description of the property. Please visit www.bournemouthenergy.co.uk (Tel: 01202 556066).

All room dimensions given above are approximate measurements

Plan produced using PlanUp.

