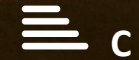




5 Brudenell Avenue  
, Poole, BH13 7NW

Offers in excess of £3,000,000



## 5 Brudenell Avenue

, Poole, BH13 7NW

Exceptional Frontline Detached Residence  
Overlooking Poole Harbour

St Quintin Estate Agents are delighted to present this stunning detached residence, set in one of the region's most prestigious avenues and enjoying breathtaking, frontline views of Poole Harbour. Positioned well back from the road behind electric gates, this home offers a rare combination of privacy, luxury, and unrivalled waterside vistas, all within one of the South Coast's most sought-after postcodes, BH13.

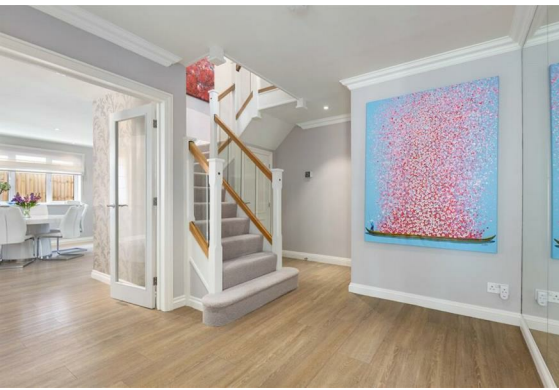
This property occupies an ideal location for water sports enthusiasts, with direct access to windsurfing, kitesurfing, paddleboarding, or simply enjoying the harbour from your own sun terrace. A scenic waterside walk leads directly to the award-winning Sandbanks Beach, approximately 800 metres away, while the vibrant cafes, restaurants, and boutique shops of Lilliput are just under a mile in the other direction.

### Accommodation

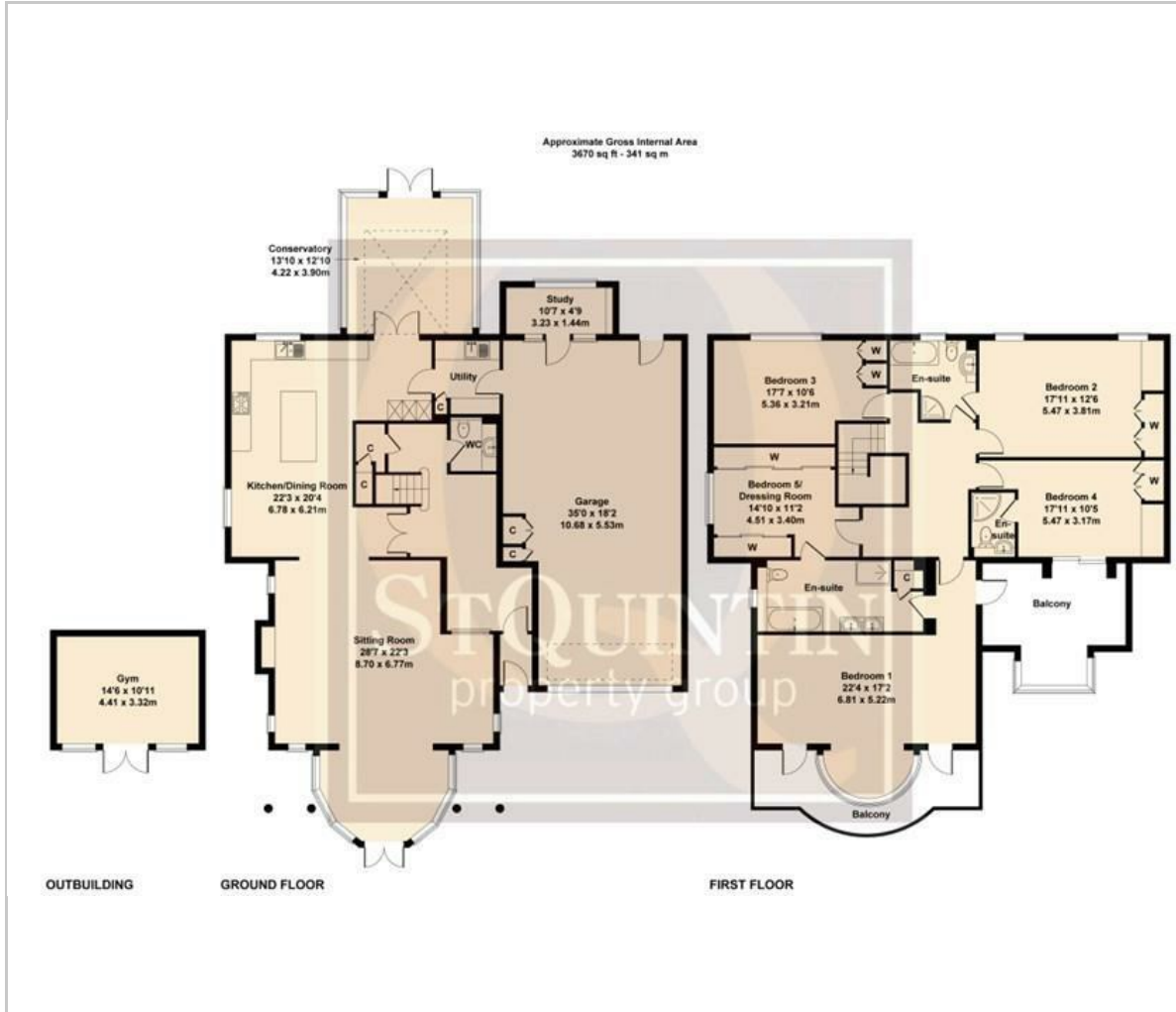
Set behind electric gates with a generous driveway offering ample parking, the home welcomes you with a spacious reception hall featuring elegant, neutral interiors and subtle glimpses of the water. The ground floor showcases a truly remarkable open-plan kitchen, living, and dining space, thoughtfully zoned to maximise the stunning harbour views. The modern kitchen features a comprehensive range of integrated appliances, an island, and breakfast bar, while the sitting room opens onto a large sun terrace – the perfect vantage point to enjoy the ever-changing harbour scene. A conservatory overlooks the well-maintained rear garden, and the integral tandem-length garage has been cleverly transformed into a showroom-style space with a glass-walled study at the rear.

The first-floor principal suite is a masterpiece of contemporary luxury, boasting dual sinks, a separate bath and shower, a generous dressing room, and direct access to a stunning sun balcony with panoramic harbour views. Three further double bedrooms, two bathrooms, and an additional balcony which provides





## Floor Plan

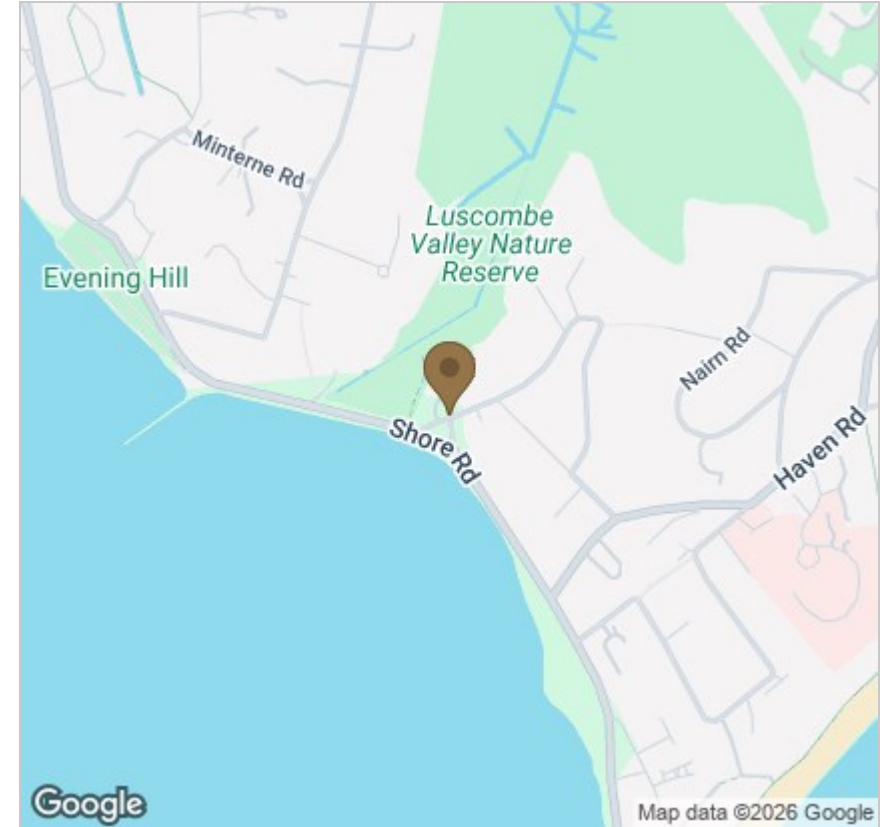


## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

