



24 Shore Road | Sandbanks | Poole | BH13 7PJ

£775,000



**Q SALES &
LETTINGS**

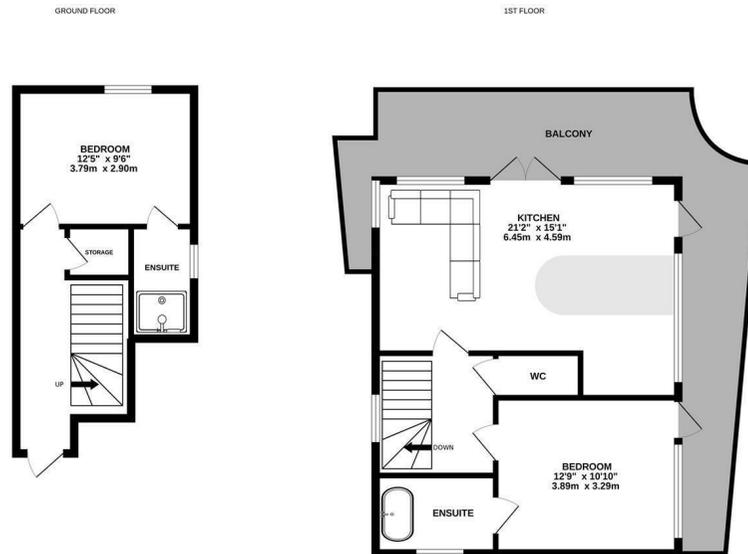
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Set within a well-maintained and popular development, the apartment provides light and spacious accommodation, ideal as a main residence, holiday home or investment. Its prime position allows easy access to local amenities, marina facilities, award-winning restaurants and excellent transport links, making this an exceptional opportunity to secure a property in one of Dorset's most exclusive coastal addresses.

There is access within the block to all floors via lift as well as stairs.

The apartment is arranged over two floors, the property offers well-designed and flexible accommodation. The lower level features a generous double bedroom with fitted wardrobes and a stylish en-suite shower room, along

- LUXURY Penthouse apartment located in Sandbanks with harbour views
- Open plan lounge / diner / kitchen with stunning views over the harbour.
- TWO double bedrooms, both with luxury en-suites as well as fitted wardrobes
- Underfloor heating
- Sold as vacant possession & no chain
- One-minute stroll from the award-winning beaches of Sandbanks and the renowned Jazz Café.
- A one-minute walk to the beach.
- Under build allocated parking for 1x car as well as visitor parking
- Leasehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metshape 6.2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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