

PS



43 Panorama Road, Poole - BH13 7RA

Guide Price £1,595,000



43 Panorama Road

Sandbanks, Poole

Occupying a generous corner plot on the prestigious Sandbanks Peninsula, this spectacular four-bedroom residence has been fully refurbished to deliver over 2,000 sq ft of stylish coastal living. Designed for both luxury and low-maintenance ease, this exceptional home blends contemporary finishes with practical comfort in one of the UK's most desirable coastal settings.

- Currently a successful Airbnb
- This property is held within a clean Special Purpose Vehicle (SPV)
- Offering buyers the option to acquire the company shares rather than purchasing the property directly.
- Which means Significantly reduced Stamp Duty (0.5% on share value vs 5-15% SDLT)
- 4 double bedrooms including master suite
- 3 bathrooms including 2 en-suites
- Fully refurbished throughout
- Smart home lighting and heating systems
- Spacious kitchen/dining with marble finishes
- Breakfast bar and underfloor heating
- Bi-fold doors to sun-soaked patio
- Large lounge with bespoke TV wall
- Separate utility room with secondary access
- Approximately 2,000 sq ft
- Council Tax Band G: £3,758.23
- EPC Rating: D



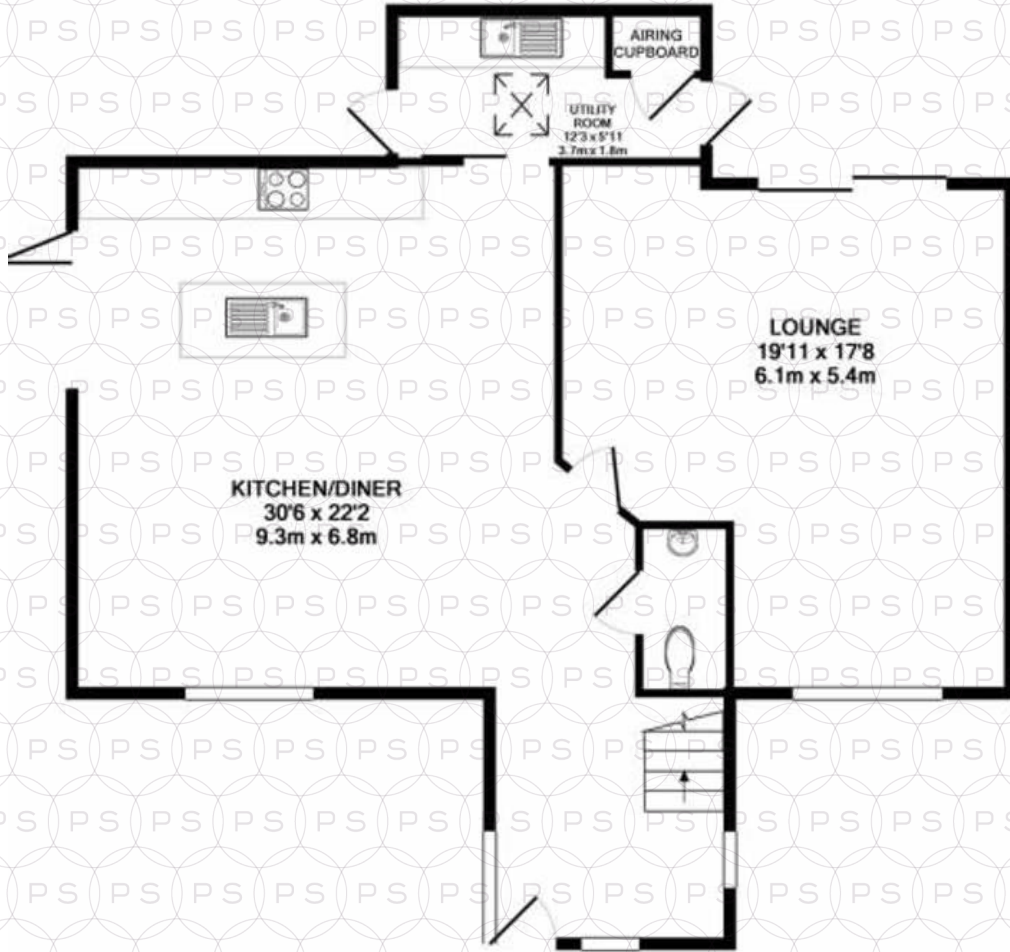
Currently operating as a successful Airbnb, the property presents a unique opportunity for buyers seeking an investment or a turn-key home with established short-term rental income potential of between £100,000-£130,000 PA. This property is held within a clean Special Purpose Vehicle (SPV), offering buyers the option to acquire the company shares rather than purchasing the property directly, which means **significantly reduced Stamp Duty** (0.5% on share value vs 5-15% SDLT), making it **Ideal for high net worth individuals and investors** seeking tax efficiency. Please note that full financials and legal structure are available upon request. Buyers are advised to seek independent tax and legal advice. The property can also be acquired traditionally. The heart of the home is a stunning kitchen and dining space, fitted with Italian marble worktops, a sleek splashback, and underfloor heating. A large breakfast bar accommodates four, while aluminium-framed windows and floor-to-ceiling bi-fold doors flood the area with natural light and open onto a private paved terrace ideal for entertaining. A dedicated utility room provides essential functionality along with a secondary entrance from the covered car port. Smart home features include dual-zone Nest heating, Lightwave lighting, and Cat5 AV cabling throughout. Video entry points and pre-installed exterior wiring support added security.

The lounge is a generous and inviting space with sliding doors opening to landscaped gardens. A bespoke TV wall and potential dining area create a flexible layout. A ground floor room offers versatility as a fourth bedroom or home office.

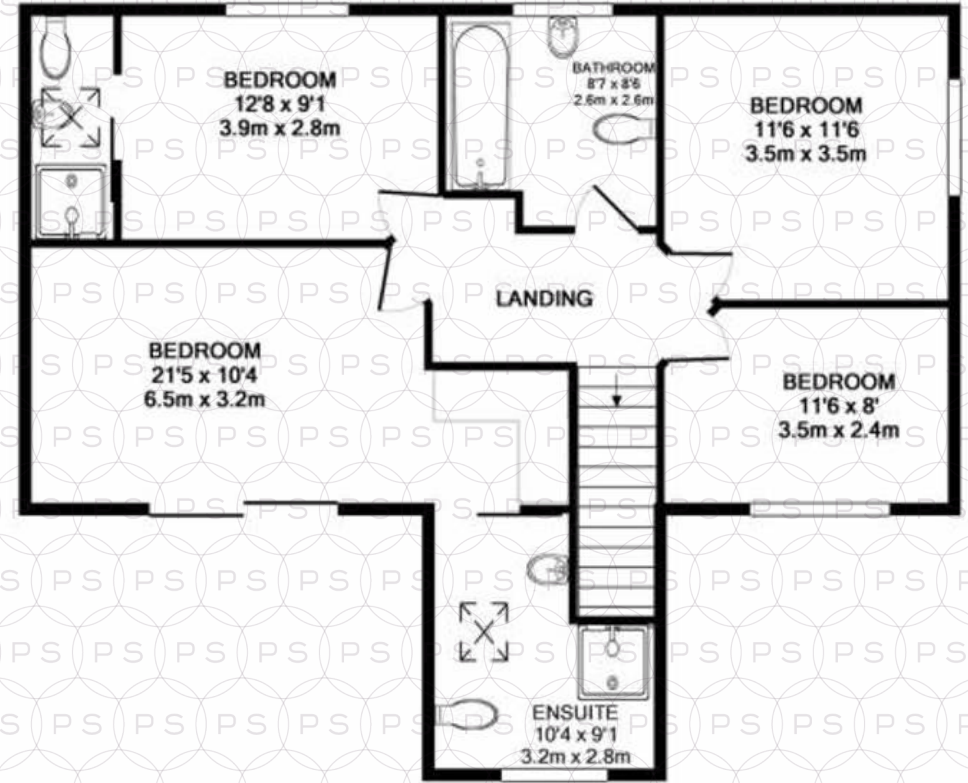
Upstairs, the principal suite features bespoke wardrobes and a luxurious ensuite with walk-in shower, double basins, porcelain tiles, and a skylight. Two further bedrooms include one with an ensuite.

Just 500 metres from the award-winning Sandbanks Beach, this home is ideally located for those seeking the ultimate coastal lifestyle. A network of scenic footpaths connects you to the shoreline, the famous chain ferry to Studland, and nearby beauty spots along the Jurassic Coast. Within walking distance are a range of waterside restaurants, including Rick Stein and The Haven Hotel, while Canford Cliffs village offers cafés, shops, and local amenities. The area is also well served by transport links, with London accessible in under two hours by train from nearby Poole or Bournemouth stations.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2002 SQ.FT. (186.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.

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