

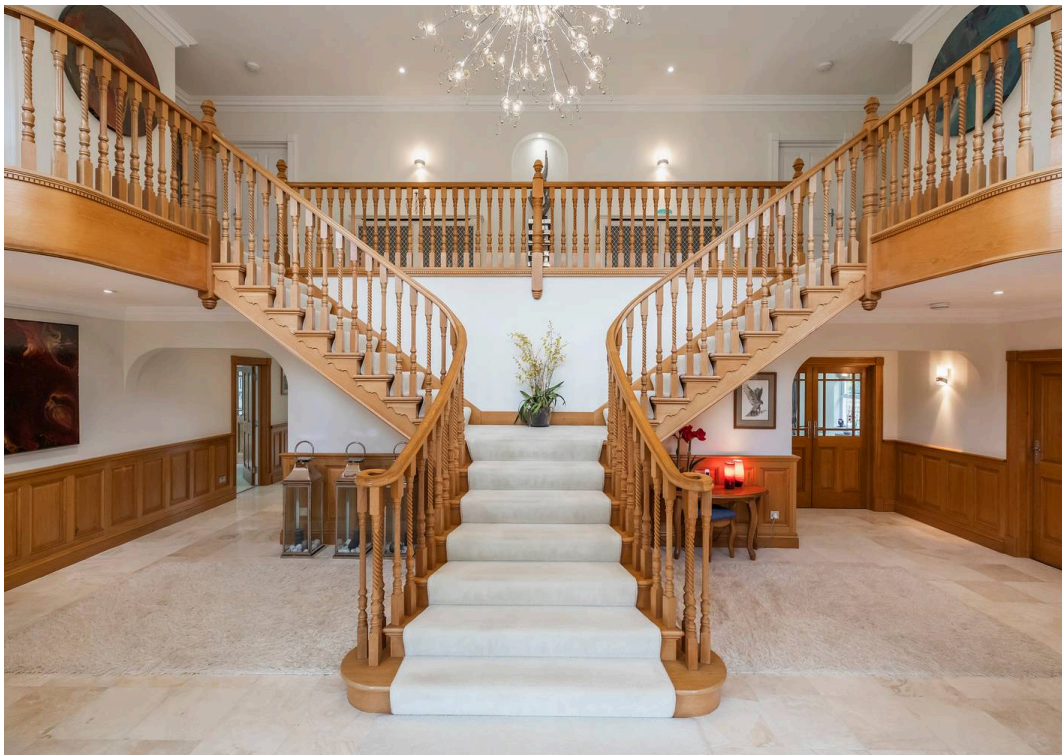
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Harbourside, 1 Brudenell Avenue, Poole - BH13 7NW

Offers in excess of £4,000,000

In Excess of



# Harbourside, 1 Brudenell Avenue

Sandbanks, Poole

Coastal living meets country elegance. Harbourview is a truly stunning example of luxury living. Beautifully designed over two floors with accommodation approaching 5,000 sq ft and breath-taking views over Poole Harbour which is just over 20 metres away.

- Outstanding Views across Poole Harbour
- 4 Double Bedrooms & 4 En-suites
- 4 Reception Rooms
- Coastal Living
- Triple Garage
- 20 Metres from the Harbour's edge
- Less than 1000 metres from Sandbanks Beach
- Approaching 5000 sqft
- Council tax band H: £4,799.98
- EPC Rating: C



Inside, the grand entrance hall—finished with limestone flooring and a magnificent oak double staircase—sets the tone for the refined interiors that follow. A bespoke Mark Wilkinson kitchen with Miele appliances opens into a light-filled dining and living area framed by curved windows and a solid roof, allowing year-round enjoyment of the stunning scenery. The ground floor also features a formal dining room, snug, spacious living room, home office, luxurious cloakroom, and two utility rooms with internal access to the garages.

Upstairs, four generous ensuite bedrooms await, including a show stopping principal suite with bay window, private balcony, open-plan bathroom, walk-in shower, freestanding bath, twin sinks, and dual dressing rooms. The guest suite also enjoys a balcony with water views and a luxurious ensuite with bath and shower.

The outdoor space is just as impressive, with south-westerly facing terraces, automatic awnings, and beautifully landscaped lawns bordered by Luscombe Valley's nature reserve. The rear garden catches the morning sun and features a charming summerhouse and greenhouse, all designed for low-maintenance enjoyment with an integrated irrigation system.

### Location

Ideally located, just under 1,000 metres from the world-famous Sandbanks Beach, known for its Blue Flag waters. Canford Cliffs village is a pleasant stroll away, offering coffee shops, restaurants, and boutique amenities. Nearby, residents enjoy access to Parkstone Golf Course, Sandbanks Yacht Company, Rick Stein's restaurant, and Lazy Jacks. The chain ferry offers quick access to Studland Bay.

Combining breath taking views, meticulous design, and an unbeatable location, *Harbourview* offers a rare opportunity to experience luxury living on the south coast at its finest.

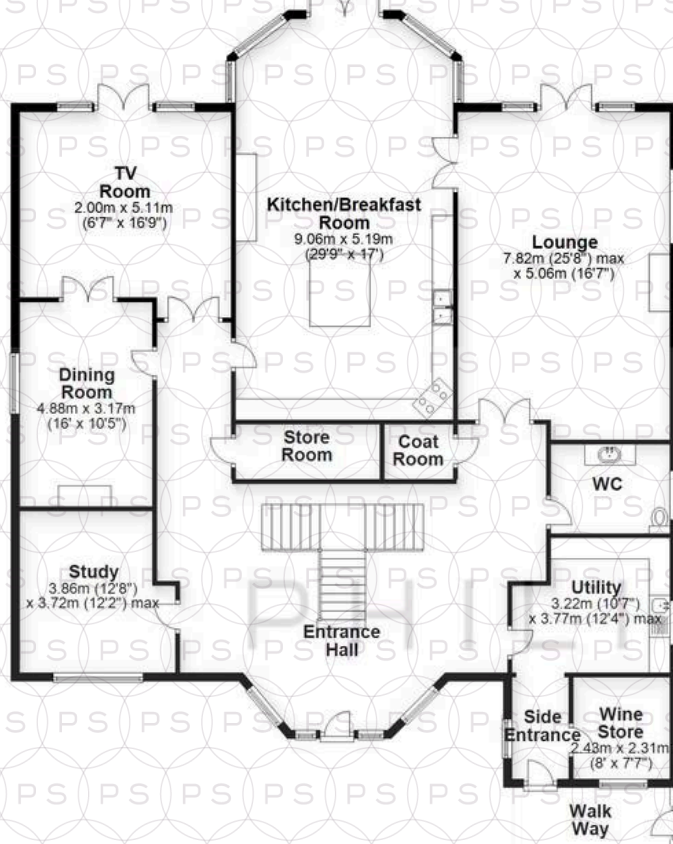


### Ground Floor

Main area: approx. 231.0 sq. metres (2486.3 sq. feet)

Plus garages, approx. 67.5 sq. metres (619.0 sq. feet)

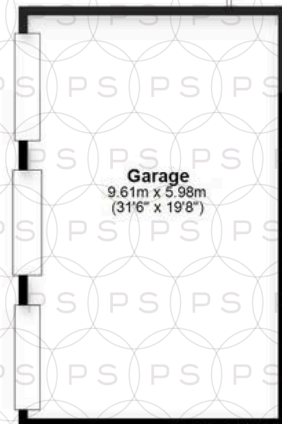
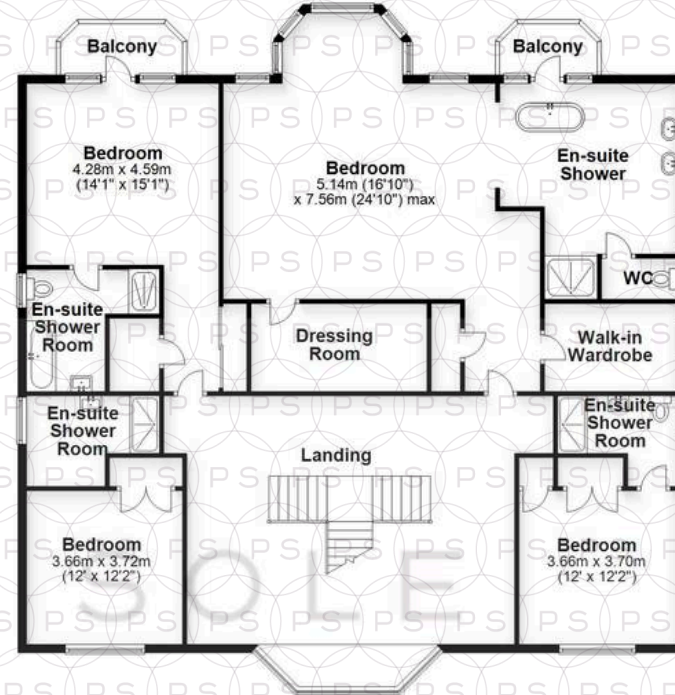
Plus walk way, approx. 7.0 sq. metres (75.9 sq. feet)



### First Floor

Main area: approx. 210.5 sq. metres (2265.5 sq. feet)

Plus balconies, approx. 6.9 sq. metres (70.2 sq. feet)



Main area: Approx. 441.5 sq. metres (4751.8 sq. feet)

Plus garages, approx. 67.5 sq. metres (619.0 sq. feet)

Plus balconies, approx. 6.5 sq. metres (70.2 sq. feet)

Plus walk way, approx. 7.0 sq. metres (75.9 sq. feet)



## Philippa Sole Ltd

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