

VIVID | homes

£949,950

19 Seacombe Road, Sandbanks, POOLE, Dorset

Fully Furnished

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Floorplan



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Location

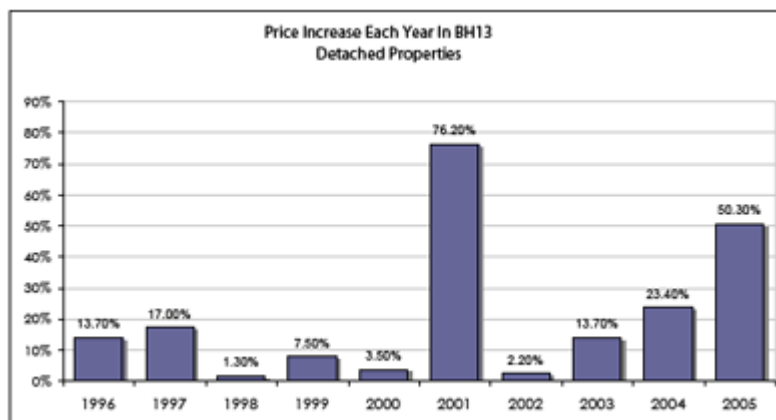
Described as 'One of the most valuable locations on Earth'. 'Why has this sandy peninsula attracted so many, resulting in the meteoric rise in property prices?'



The picture gives us the answer. Within the peninsula the Blue Flag beaches are never more than a few minutes walk away, the scenery is stunning and the views across from Sandbanks to Poole Harbour are outstanding.

The Peninsula boasts marinas, boats, water sports, restaurants, hotels, sandy beaches and all **within 100 minutes from London**; all the ingredients needed to make Sandbanks one of the most sought after locations on earth.

This meteoric rise has been tracked by the Land Registry and data is provided below to show how this growth has occurred.



Data is only publishable up to 2005. Over the last 5 years the average capital

growth was a staggering 33.16%. Nowhere else in the UK outperforms Sandbanks.

Food & Shopping

Convenience Store - 0.21 miles
Supermarket - Sainsbury - 2.66 miles
Newsagent - 0.21 miles
Shopping Centre - 3.6 miles

Transport

Parkstone Train Station - 2.54 miles
Bournemouth Airport - 8.08 miles
Poole Ferry Port - 2.66 miles

Leisure

Cinema - 3.81 miles
Bowling - 3.02 miles
Pubs & Wine Bars - 0.78 miles
DVD & Video - Blockbuster - 2.96 miles
Seafood Restaurant - Shell Bay - 0.67 miles
Chinese Restaurant - 2.51 miles - deliveries
Indian Restaurant - 1.53 miles - deliveries
French Restaurant - 2.54 miles
Spanish Restaurant - 3.70
Pizza Restaurant - 3.81 miles - deliveries
Vegetarian Restaurant - 5.5 miles

Interiors

All Interiors are designed by our in house Interior Designer See images above.
This property comes completely furnished.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Features

A wonderful opportunity to buy an immaculate and stylishly refurbished freehold house in the heart of the Sandbanks Peninsula. Beautifully furnished to a high standard of specification, this contemporary residence offers a unique entertaining space whilst retaining four double bedrooms as well as a separate study. Boasting approximately two thousand square feet over two floors, No.19, has been subject to a comprehensive restoration programme, offering a total turnkey package to variety of potential buyers. Situated within a tree-lined

and most sought after location, the property enjoys a number of modern features such as ipod docking stations and integrated plasma televisions. The award winning beaches of Sandbanks and the shores of Poole Harbour are within easy reach of the property.

- Approximately 2,000 sqft of bright and spacious accommodation throughout
- Delightful bespoke Italian kitchen with integrated appliances and solid work surfaces
- Luxuriously appointed family bathroom and ensuite shower rooms
- Integrated Plasma television and sound system to lounge
- Integrated ipod dock piping music throughout
- Double glazed windows and doors throughout
- Master bedroom suite with luxury en suite shower room and dressing area
- Private sun balcony to master bedroom
- Fully fitted first floor study
- Double height ground floor bedrooms
- Bespoke painted artwork throughout
- Halogen downlighters to principle rooms
- Professionally landscaped gardens and low maintenance rear decked terrace
- Electronically operated security gates
- Block pavier driveway with ample off road parking

Environment



Vivid Homes actively promotes the construction of properties that reduce the carbon footprint on the planet. We achieve this by focusing on using our building materials from sustainable sources. Additionally we offer further ways of reducing your carbon foot print and saving money through recyclable methods such as solar power and rainwater recycling. Should you be interested in this then please contact us for further information.