



## Detached bungalow in prime Sandbanks location

**Windrush, Sandbanks, Poole BH13**

Freehold - Guide Price £1,000,000



First time on the market for over sixty years • Entrance porch • Sitting room • Kitchen • 3 bedrooms • Family bathroom • Off road parking for several vehicles

#### Local information

Poole is one of the most exciting places to live on the South Coast, with the second largest natural harbour in the world. These waters are also famous for year-round sports. Sandbanks is famous for award winning sandy beaches, that are complemented by promenades, beachside cafes and prestigious restaurants.

The towns of Poole and Bournemouth are conveniently located for the perfect lifestyle where there is an abundance of shops and restaurants, together with golfing and access to the flagship dealership for Sunseeker luxury yachts. You can also catch the ferry to Brownsea Island and Swanage which is a gateway town for the Jurassic Coast.

- Royal Motor Yacht Club 150m
  - Sandbanks to Studland car ferry 500m
  - Rick Stein restaurant/local shops 600m
  - Cliffs shops 2.25 miles
  - Poole town centre 4 miles
  - Bournemouth centre 5 miles
  - Bournemouth Airport 11 miles
  - London 110 miles (2 hours by train)
- All times and distances are approximate

#### About this property

First time on the market for over sixty years, this detached bungalow is approached via an entrance porch which leads to the central sitting room, with the kitchen and all three bedrooms off as well as the family bathroom. There is extensive off road parking for several vehicles.

This is an excellent opportunity to purchase a property on the world-famous Sandbanks peninsula with the potential to convert and extend the existing bungalow into a house or redevelop altogether subject to obtaining planning permission.

In 2011 planning was obtained for a conversion. The plans are available on the Poole Planning website [www.poole.gov.uk](http://www.poole.gov.uk). The planning will be subject to an application again.

APP/11/00843/F | Loft conversion (including dormer windows and rooflights). | 2 Old Coastguard Road, BH13 7RL

There may be the opportunity to purchase the Dhobi House separately in the near future. This forms part of the adjoining property No 3 Old Coastguard Road and owned by related parties.

The property is tucked away in a quiet cul-de-sac close to the Royal Motor Yacht Club with a footpath directly opposite leading to the water's edge. The popular Rick Stein restaurant is only some 600 metres away.

#### Tenure

Freehold - Guide Price  
£1,000,000

EPC rating = E

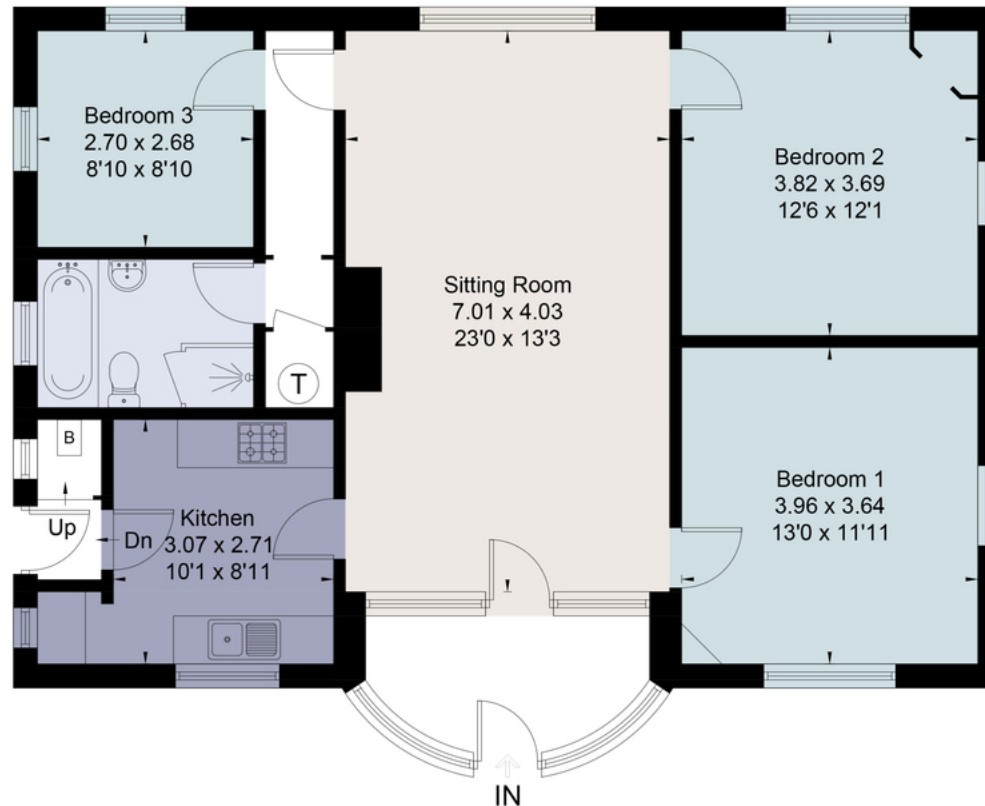
#### Viewing

Strictly by appointment with Savills





Approximate Area = 96.1 sq m / 1034 sq ft  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		70
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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