

THE SANDS: 2 AVAILABLE —NOW COMPLETE



SCAN QR FOR VIDEO



No 1 & No 2, The Sands  
De Moulham Rd  
SWANAGE

**\* 2 REMAINING TOWNHOUSES AVAILABLE\***

No1 & No2 are both Outstanding in quality & design, 3 Storey  
& 3 Bedroom Detached waterfront Townhouses offering  
spectacular elevated and panoramic Bay & Isle of White views.

Guide Price £1,650,000 each

**ALBURY  
& HALL**

# TWO THE SANDS

163.5m<sup>2</sup> / 1760sqft\*\*

## GROUND FLOOR

Entrance Lobby	3.97m x 1.54m	13'0" x 5'0"
Rear Hall	1.70m x 3.75m	5'5" x 12'3"
Bedroom 3	3.55m x 3.64m	11'6" x 11'9"
Bathroom 3	2.35m x 1.75m	7'7" x 5'7"
Store	1.60m x 1.30m	

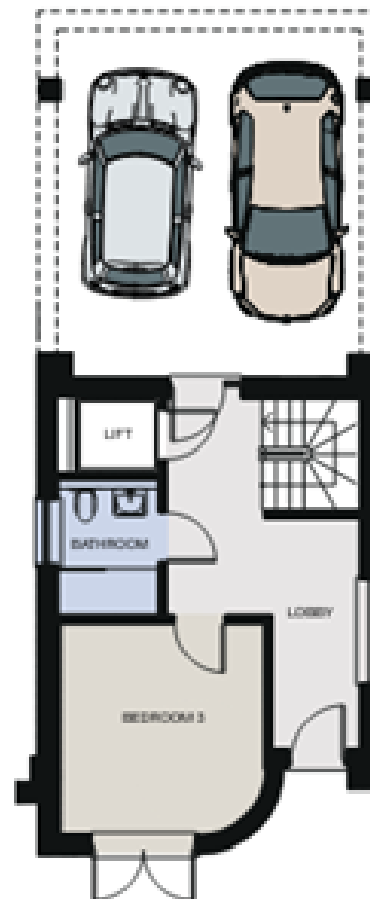
## FIRST FLOOR

Lounge	5.79m x 5.05m <sup>2</sup>	17'0" x 16'5"
Store	1.30m x 1.60m	4'2" x 5'2"
WC	1.60m x 1.75m	5'2" x 5'7"
Laundry	1.60m x 2.00m	5'2" x 6'5"
Kitchen/Diner	5.79m x 4.45m	17'0" x 14'5"
Balcony	5.20m x 1.80m	17'0" x 5'9"

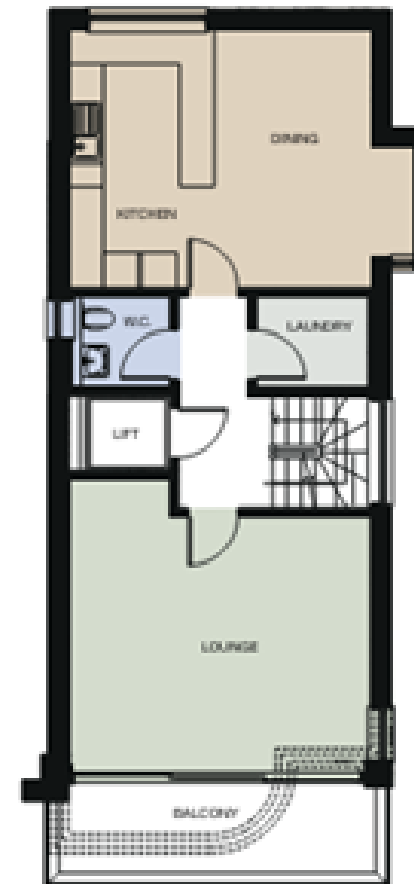
## SECOND FLOOR

Bedroom 2	3.27m x 3.52m	10'7" x 11'5"
Dressing	2.48m x 1.69m	8'1" x 5'5"
Ensuite	2.40m x 1.68m	7'8" x 5'5"
Master Bedroom	5.10m x 4.20m	16'7" x 13'7"
Ensuite	3.50m x 1.69m	11'4" x 5'5"
Balcony	5.20m x 0.90m	17'0" x 2'9"
Store	1.60m x 1.30m	5'2" x 4'2"
Airing Cupboard	1.83m x 1.35m	6'0" x 4'4"

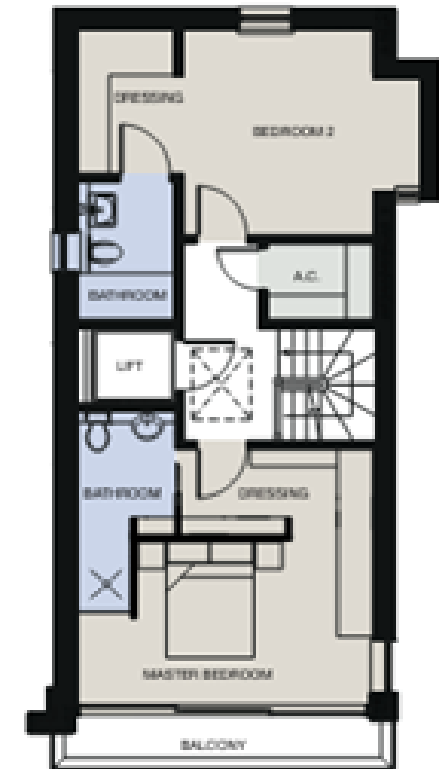
into above \*\*Total excluding balconies



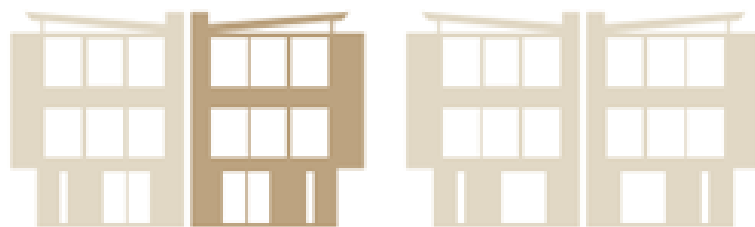
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# THE SANDS



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BRAND NEW SUPERB HOMES AVAILABLE TO THE MARKET -INNOVATIVE IN DESIGN & UNPARALLELED TO SWANAGE. LUXURIOUS & IDYLIC ONE-OFF PRIMARY RESIDENCE OR ASTONISHING HOLIDAY HOME IN THIS NOSTALGIC LOCATION BY THE SEA



## SET IN THE HEART OF SWANAGE BAY

THE SANDS —is a brand new, architecturally innovative design of 4 New contemporary homes in the heart of Swanage Bay offering exceptional and uninterrupted Bay & Isle of White panoramic views. The architectural design enhances these views from all principal rooms, whilst maintaining privacy, designed with the utmost luxury in these unique 3 storey townhouses.

Each Home is set within a substantial 1760sqft., accommodating 3 spacious Double Bedrooms (2 Ensuited), Contemporary Kitchen—Diner, Separate spacious Living Room with expansive Terrace, Utility Room, Ground Floor Bathroom, Space for Lift to be installed. Private Patio Seating Areas, Private Undercroft Parking for 2 Vehicles with EV Charging Points, Economically efficient with Air-Source Heat Pumps.



ALBURY  
& HALL





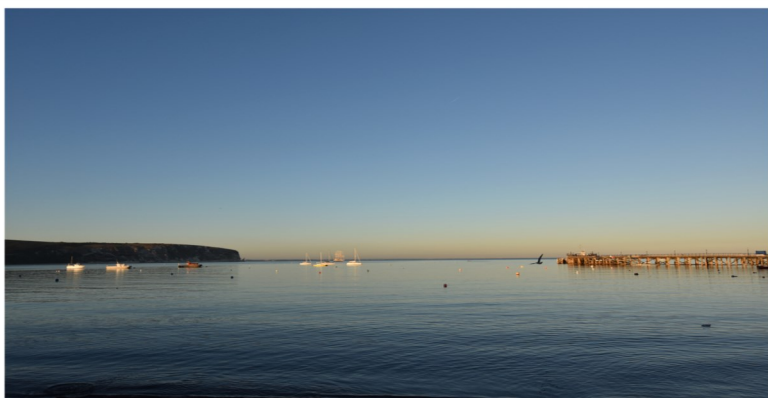
**DURLSTON COUNTRY PARK & JURASSIC COASTAL PATHS**

**TOWN CENTRE & SHOPS**

**STUDLAND BEACH—CHAIN FERRY—SANDBANKS**



**COUNCIL OWNED PROTECTED LAND—LEADING DIRECT TO TOWN & BEACH**





## NO. 1 & NO. 2 THE SANDS

### BOTH NOW COMPLETE

### No. 2 IS DRESSED AS THE SHOW HOME

No. 1 / 2 is a spacious, light and bright luxury waterfront home with fantastic views from principal rooms afforded from full height sliding doors onto glazed Balconies and Terraces.

Ideally situated with a flat walk from the town centre along De Moulham Road with the well-kept gardens and Sea beyond, accessed from the footpath through a private entry gate, complemented with Purbeck stone walling, you will enter the private outside Terrace area and Entrance Porch to the house.

The high architectural design is evident of the contemporary styling with towering windows and glazing, combined with tactile natural and local materials giving an authenticity to the location of these modern superb homes.





## GROUND FLOOR

**ENTRANCE HALL**— The Entrance Hall is bright and spacious, being fully tiled in natural tones to provide access to rooms to this floor and to the back door which provides direct access to the undercroft parking.

**BEDROOM 3 / GUEST ROOM**— Ideally located on the ground floor, this spacious and bright double room benefits from Patio doors opening directly onto the terrace and is provided privacy with the sympathetic Purbeck stone walling. This room could be ideally utilised as a Study / Guest Room or even for a Live-In Carer.

**BATHROOM**—A fully tiled contemporary Bathroom is provided to this floor fitted with Walk-In Shower, Sink & vanity unit, WC, heated towel rail. Ideal sole use for the Guest Suite.

### LIFT SPACE—OPEN HALL

A versatile open space in the hall is designed for the Lift Space to be retro-fitted should the new owners wish to install—this follows through the building with ceiling & electrics designed to be adjusted in these spaces ready to do so. If not, an ideal fitted Shoe -Coat space.

An understairs cupboard houses the electric meter and provides additional cupboard storage space.





## FIRST FLOOR

**LIVING ROOM**—this exceptional room offers arguably the best views over the Bay from sliding patio doors opening onto the glazed spacious Balcony, as well as side windows for elevated panoramic views. This room is spacious and bright, tiled in neutral tones and warm with the continues underfloor heating.

**LIFT SPACE / STUDY**—along the landing is the lift space / additional storage or study area

**UTILITY**— a purpose built Utility Room is provided with all plumbing etc ready to be fitted with white goods.

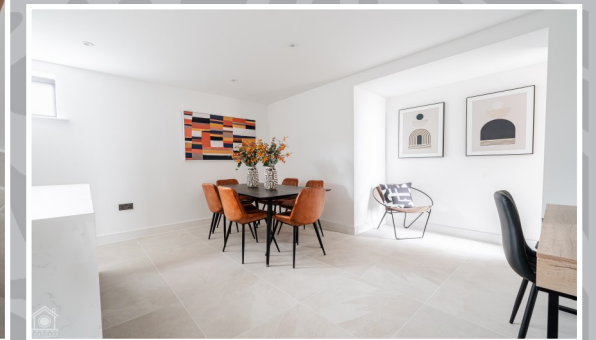
**W.C.**—a useful W.C. and sink facility to this floor is also contemporarily tiled and in neutral tones.







KITCHEN – DINING – the open plan and spacious Kitchen –Diner is positioned to the rear of the property with ceiling height windows for light and a cleverly designed full height window in the dining area offering the idyllic sea views from private positioning. The Kitchen is fully equipped with a range of sophisticated units in on-trend, desirable tones. Fitted with in-built Fridge / Freezer, dishwasher, double oven & electric hob. The central island offers additional storage space plus a wine cooler and is also fitted with power supply. The Dining area offers ample space for a large furniture.





## SECOND FLOOR

**MASTER SUITE**—The impressive Master Suite offers the most elevated and panoramic views, overlooking the gardens beyond with an infinity frame to the Sea. This suite offers a double room with plenty of space for wardrobes plus additional furnishings. The Ensuite wetroom offers a WC., Sink with vanity plus a large, glazed Walk-In Shower room which also benefits the sea views through the suite!

**LIFT SPACE / STUDY**— follows through to this floor of the building and similarly can be retro-fitted or utilised for other means.





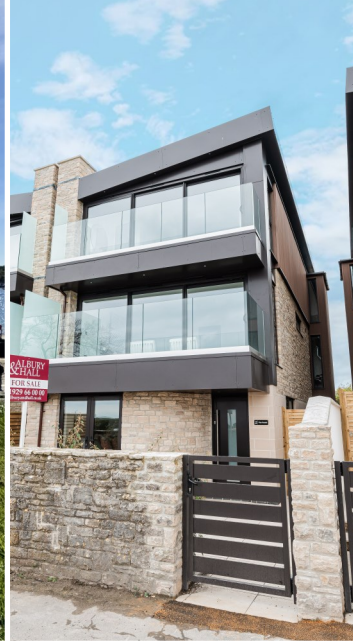


**BED 2**—also a Double room that is bright with multiple high windows affording privacy, but also with the cleverly designed full height window offering a full sea view, lending itself to a seating alcove. This room can readily fit a bank of wardrobes and further benefits an Ensuite wetroom with Walk-in Shower , WC, Sink with vanity plus heated towel rail.

**AIRING CUPBOARD**—This floor also houses the boiler cupboard. With the large water boiler cylinder







**\*UNDERCROFT PARKING (Ample space for 2 vehicles)**

**\*UV CHARGING POINT**

**\*COVERED BACK DOOR ENTRY**

**\*FLAT SIDE PATH TO FRONT ENTRANCE**

**\*AIR SOURCE HEAT PUMP PROVIDING UNDERFLOOR HEATING THROUGHOUT**

**\*10 YEAR ICW INSURANCE / WARRANTY**







No.2 The Sands



Viewing by appointment through sole agents:

**Albury & Hall (Swanage) Ltd. 24 Station Road, Swanage. BH19 1AF**

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& HALL**

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