



HEARNES

WHERE SERVICE COUNTS

Sterte Esplanade, Poole, Dorset BH15 2BA

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FREEHOLD PRICE £450,000

A delightful four/five bedroom one/two reception room spacious home with set on a corner plot overlooking Holes bay with delightful views from bedrooms one and two. The property benefits from two shower/bathrooms and a good size rear garden with a detached garage at the rear. The home is also offered with immediate vacant possession.

The present owners have recently redecorated throughout and all that is left to do is lay carpets leaving a blank canvas for the final personal touches. One of the features that really stands out is the amount of rooms with twin or double aspects allowing light to flood through the property. Added advantages include gas central heating via radiators and double glazing.

The owners commented on the fact that the view of Holes Bay constantly changes as the tide goes in and out and it's fascinating to watch the boats come and go from Cobbs Quay, where you can also moor your own boat.

This home is located within 0.4 of a mile of Poole Station and the Asda Superstore, 0.8 of a mile from Poole Quay with its extensive range of restaurants, shops and bars. Poole Park with its extensive leisure facilities is less than two miles away and the beautiful award-winning sandy beaches of Sandbanks are less than four miles away.

COUNCIL TAX BAND: C

EPC RATING: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

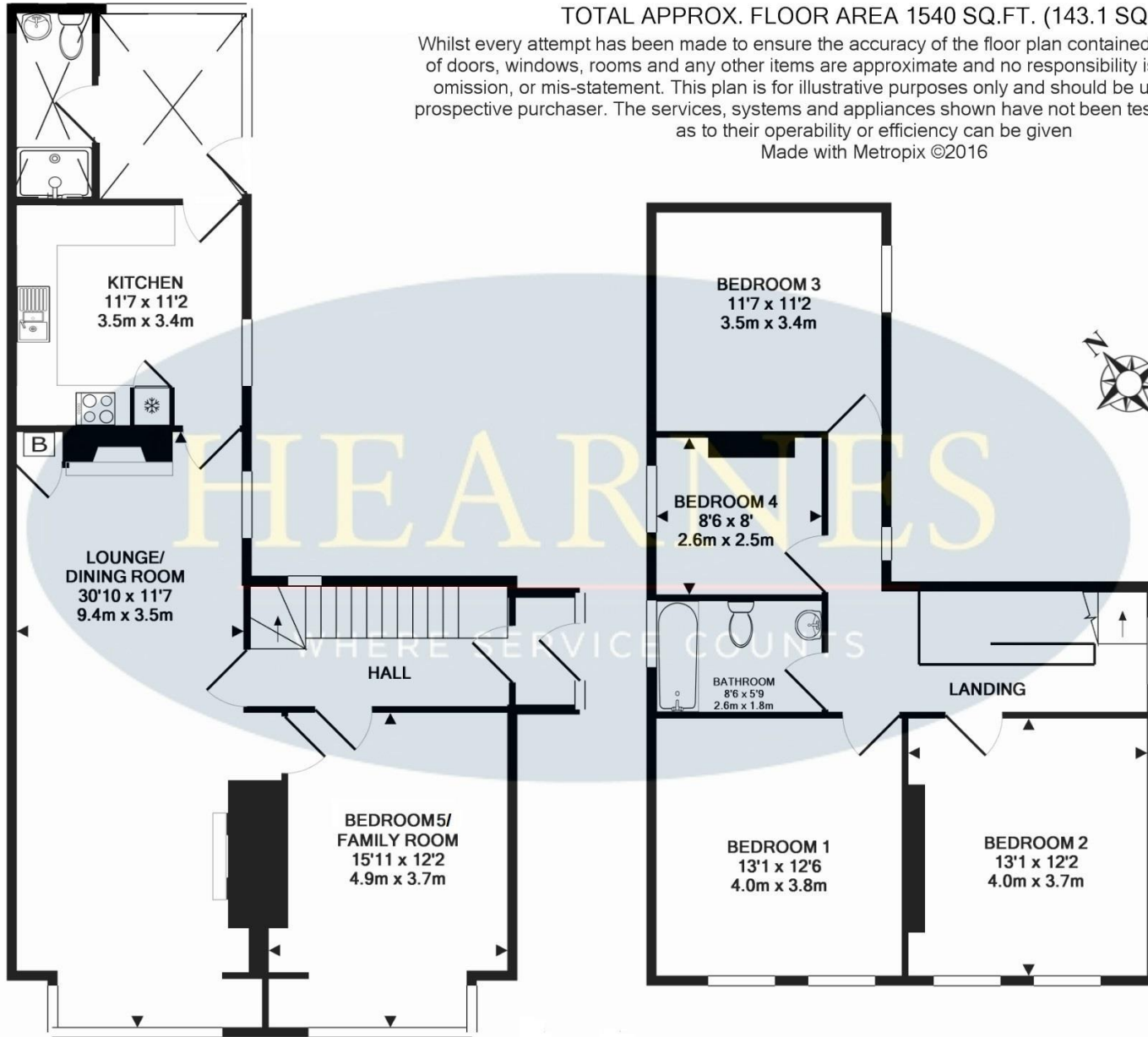




TOTAL APPROX. FLOOR AREA 1540 SQ.FT. (143.1 SQ.M.)

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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GROUND FLOOR
APPROX. FLOOR
AREA 860 SQ.FT.
(79.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)



View from bedroom



Holes Bay





Holes Bay



Holes Bay



www.hearnes.com

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