



**71 Rockley Road, Hamworthy,  
Poole, Dorset, BH15 4EZ**

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## FREEHOLD PRICE £340,000

A well presented 3 double bedroom end of terrace house situated in a quiet tucked away road approximately 300 meters from Hamworthy Park. The well-proportioned accommodation comprises a generous lounge, kitchen/dining room with doors leading to the rear garden, three good sized double bedrooms, bathroom and separate WC. The rear garden measures approximately 90ft in length and offers a large lawned area, decking and garden shed.

- A well presented 3 double bedroom end of terrace house
- Large lounge which floods in natural light
- Kitchen/dining room with ample units and worktops above, electric oven with gas hob above and space for appliances such as washing machine and fridge/freezer
- Fully tiled family bathroom with shower over bath and wash hand basin
- Separate wc
- 90ft long rear garden with large lawned area, decking and garden shed
- Front garden with dropped curb communal parking in front
- New windows and doors replaced in 2025
- Potential to extend the house subject to planning
- Gas central heating and double glazing throughout

Rockley Road runs parallel to Lulworth Avenue, being a few hundred yards to Hamworthy Park and Beach which is an attractive harbourside area of 26 acres and includes a children's play area and Hamworthy Beach, all naturally benefitting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and through Poole Quay, there are various Marinas nearby including Lake Yard just along the road and the popular Cobbs Quay. Hamworthy also has a public boating slipway and Nature Reserve at Rockley Sands. Local schools include Hamworthy Park Junior School, and the Cornerstone Academy.

**COUNCIL TAX BAND: C**

**EPC RATE: C**

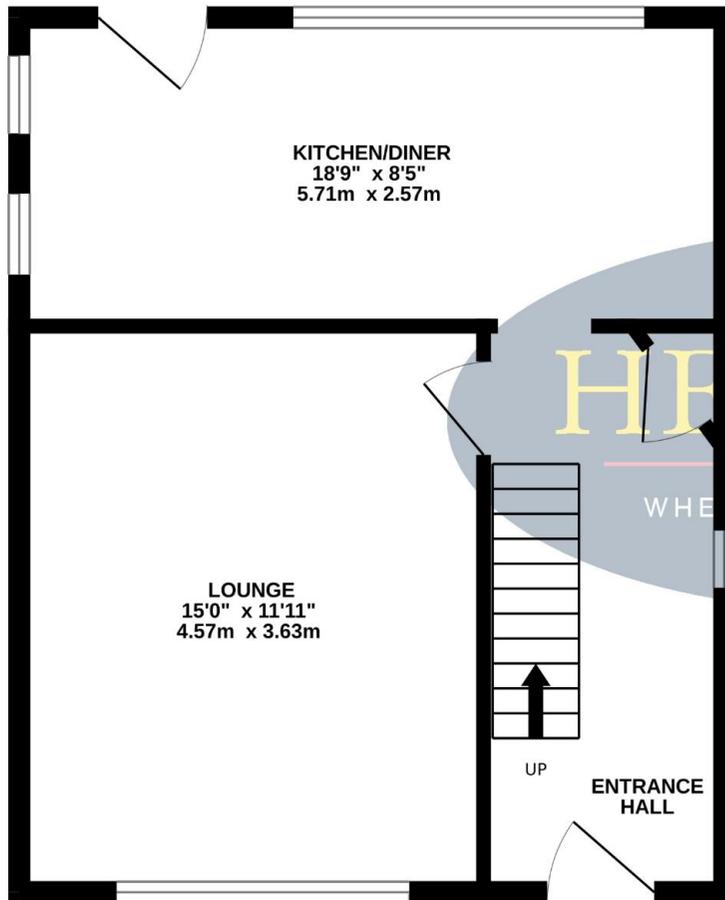
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



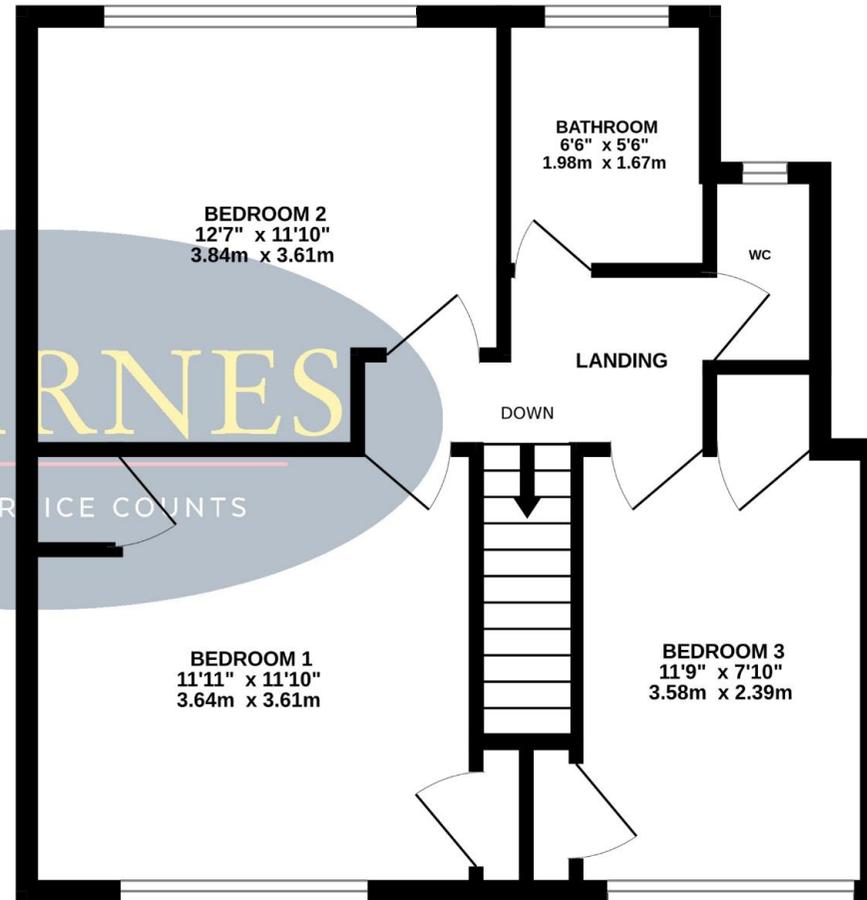


TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.





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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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