



**HEARNES**  
WHERE SERVICE COUNTS

23 Longfleet Road, Poole, Dorset, BH15 2HN

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## FREEHOLD PRICE £399,950

An absolutely immaculate and beautifully presented 3 double bedroom, 2 bathroom, turn of the century terrace home with 2 off road parking spaces, enclosed rear garden with summer house and over 1200 sqft of accommodation set over 3 floors. This attractive home has been thoughtfully updated with attention to detail at every corner. The home includes an elegant, refitted kitchen/breakfast room extending into a sunlounge, ground floor cloakroom, 2 luxury bathrooms, new décor, internal doors, flooring and landscaped gardens. This property, with a seaside theme throughout, has been a wonderful home with the owners updating everything to exacting standards and recently winning second prize Poole in Bloom, for the residential front patio category! Set in a popular location within moments of Poole Town Centre with the Quayside and Harbour beyond.

- Attractive and beautifully presented 3 double bedroom turn of the century home that has been updated and in 'show home' condition
- 2 off road parking spaces to the rear
- Spacious home with over 1200 sqft of accommodation over 3 floors
- Elegant, refitted kitchen/breakfast room fitted in a range of extensive high gloss units with work tops over and central island having a breakfast bar. Integrated quality appliances to include induction hob, extractor, dishwasher, washing machine, wine fridge and American style fridge/freezer (via negotiation)
- The kitchen opens into a ground floor extension used as a snug/garden room with a vaulted ceiling and a pair of Velux windows
- Ground floor cloakroom
- 2 double bedrooms on the first floor, both with fitted wardrobes
- Luxury fully tiled shower room with double walk in shower and separate family bathroom
- Second floor having the third bedroom (original to the house being built) with feature window and walk in wardrobe
- Gas central heating and replaced double glazed windows
- Delightful internal 'seaside themed' décor, with attention to detail
- Fully enclosed rear garden with patio area, area of lawn, attractive borders and rear gate leading to a paved double parking space
- Attractive office/summer house and matching side shed for bikes

The property is centrally located in Poole being within 500 metres of the hospital. The road has many turn of the century cottages, and older style properties offering charm and history. Heckford Park was built largely during the 19th century and has since been designated by the Borough of Poole to be an 'area of character' and has become a conservation area. It lies to the North of Poole Town Centre in the district of Longfleet. The property is also conveniently located for Poole Park, roughly ½ a mile away, with Poole Quay and Town Centre just over a mile. The sandy bathing beaches are also within easy reach, just over three miles away.

COUNCIL TAX BAND: C

EPC RATE: D



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

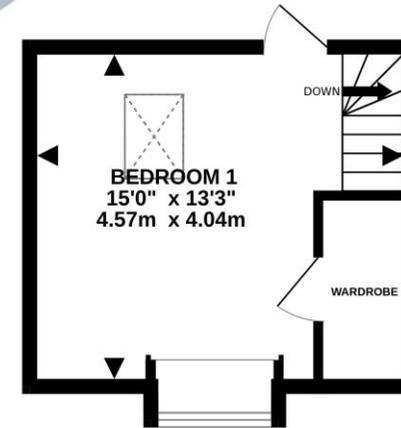
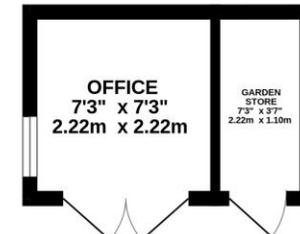
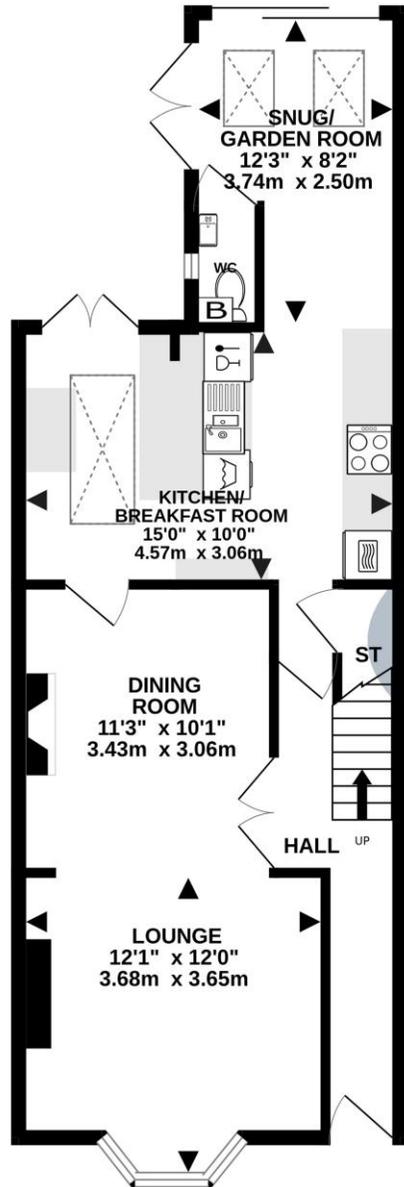


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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