



**Flat 35, Homeview House, Seldown Road,
Poole, Dorset, BH15 1TT**

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Leasehold Price £110,000

An immaculately presented one bedroom second floor retirement flat, in a bright corner location with a dual aspect lounge providing a town outlook. The property has been tastefully decorated and very well maintained and is offered with immediate vacant possession. There are fitted carpets, blinds, fitted wardrobes and furniture in bedroom one, modern shower room and modern fitted kitchen. Homeview House has a bright communal lounge with kitchen area for residents as well as laundry and a refuse chute. There is a large communal car park at the front and pleasant lawned garden area.

- Immaculate one bedroom retirement flat (over 55's)
- Set in a bright corner location on the second floor
- Modern shower room and modern fitted kitchen
- Excellent range of wardrobes, over bed storage, bedside tables and chest of drawers in bedroom one
- Extended lease
- Appello pull-cord care alarm system, monitored 24 hours a day
- Double glazing and gas central heating
- No forward chain
- Communal car park to the front of the building
- Town Centre location and just a few hundred yards from Poole Park
- Excellent communal facilities including a bright lounge with kitchen area on the first floor, bookable guest suite (£20-25 per night), attractive gardens, laundry, and refuse chute.
- House manager on site Monday – Friday
- Passenger lift and security entryphone system
- Popular purpose-built development over 4 floors with recently redecorated communal hallways



Homeview House is set in Poole town centre just 350m from the Dolphin Centre and Bus Station, a similar distance in the other direction to Poole Park, with its excellent leisure facilities and park walks by the side of the boating lake and 250m from The Lighthouse Theatre. Poole hospital is 550m walk or 4 minutes by car.

Maintenance Charge £3818 per annum
 Ground rent: £782.54 per annum
 Leasehold 139 years from 1979 approximately 93 years remaining.

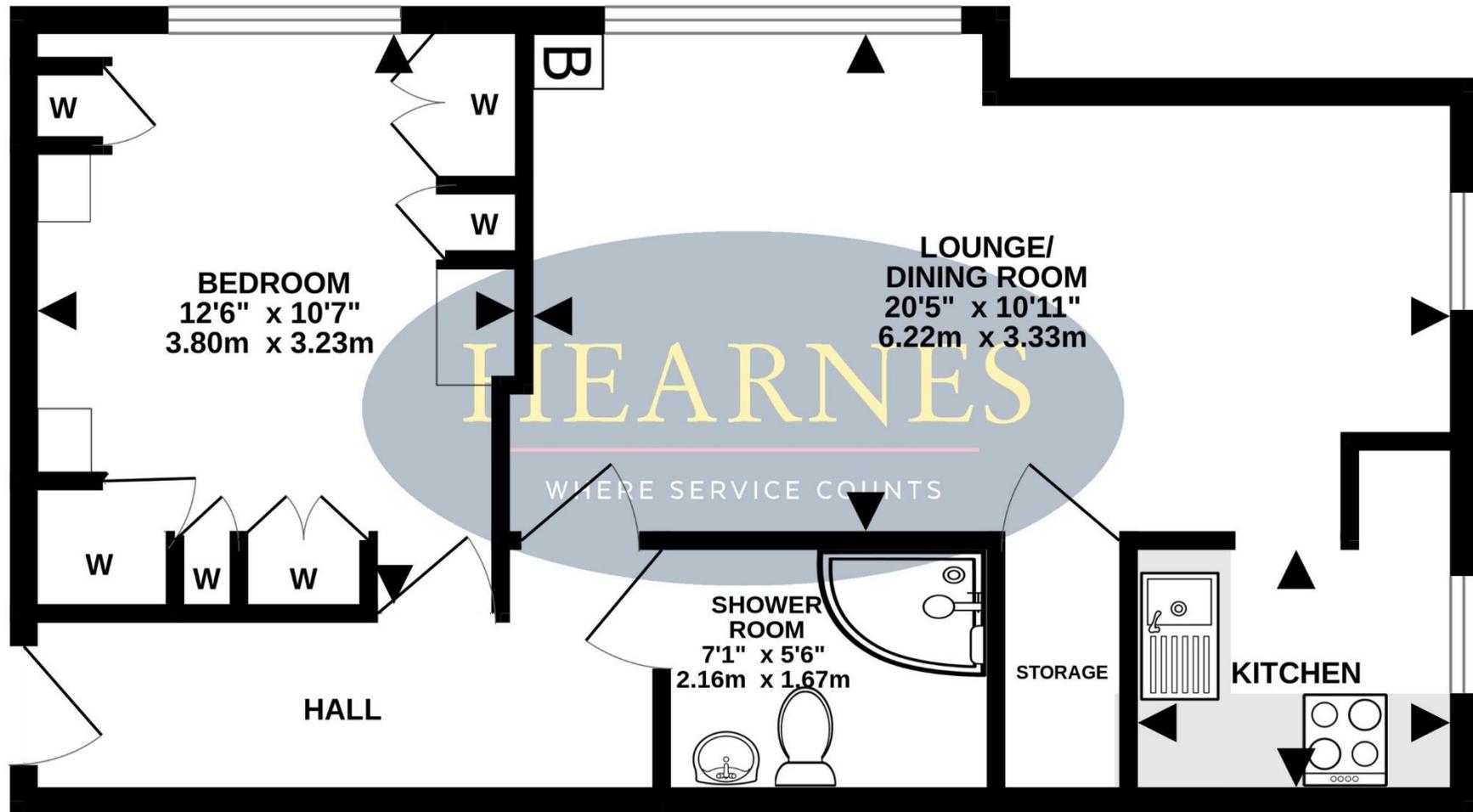
COUNCIL TAX BAND: A EPC RATING: C



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.

TOTAL FLOOR AREA : 486 sq.ft. (45.1 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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