

**155 Longfleet Road, Poole, Dorset, BH15 2HS**



**HEARNES**

WHERE SERVICE COUNTS



# 155 Longfleet Road, Poole, Dorset, BH15 2HS

## FREEHOLD PRICE £534,950

Owned by the same family for approximately 70 years! A substantial 3 double bedroom, 3 reception room detached house exceeding 1800 square foot with harbour views and less than 500 metres from Poole Park. The property has a very versatile layout with the ground floor accommodation comprising of a spacious lounge to the front elevation with distant harbour views, dining room, spacious family/day room and separate kitchen. First floor has 3 well-proportioned double bedrooms, with the master also having fabulous, elevated views. The rear garden is fully enclosed, private and offers an elevated patio area, with steps down to shrubs, plants, water fountain and a large lawn. The property benefits from having a long driveway for 3 cars minimum, garage with power/lighting, gas central heating, double glazing and is being offered with no forward chain. The property must be viewed to appreciate its position and charm.

- A substantial 3 double bedroom detached house situated within walking distance Poole Park and Poole Town Centre
- Lounge to the front elevation with views overlooking the green opposite and the harbour beyond
- Dining room, flowing to a large family/day room with French doors to the rear garden patio
- Separate kitchen offering ample units with worktops over and including integrated appliances such as electric hob with extractor fan above, eye-level fan oven and grill. Additional space for washing machine, dishwasher and undercounter fridge
- Downstairs wc
- Fully tiled modern shower room, wash hand basin with vanity unit below and wc
- Approx. 60x40 foot rear garden offering an elevated patio, with steps down to a lawned area with surrounding shrubs, plants, rockery, further patios and outside lighting
- Long driveway with parking for a minimum of 3 vehicles, leading to a detached garage with power and lighting, and cellar beneath
- Gas central heating and double glazing throughout
- Offered vacant with no forward chain!

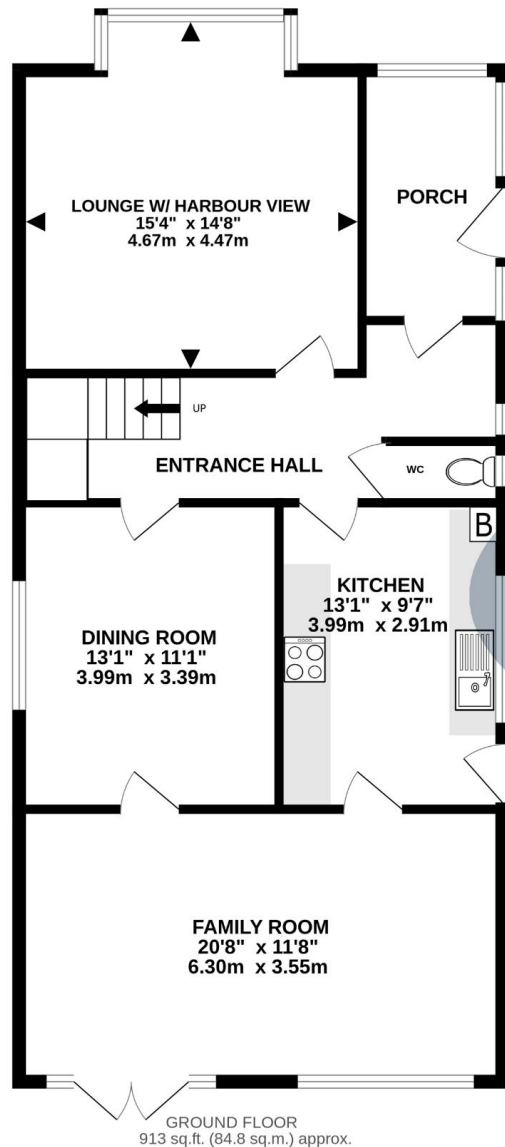
Superbly located on Longfleet Road, within a few hundred yards of the hospital and within a mile of Poole Town Centre and local schools. Local amenities at Ashley Cross to include bars, restaurants and shops are within a mile and the beaches and sea are within 3 miles. Poole Park, leading on to Whitecliff Park and the Harbour are within 1.5 miles.









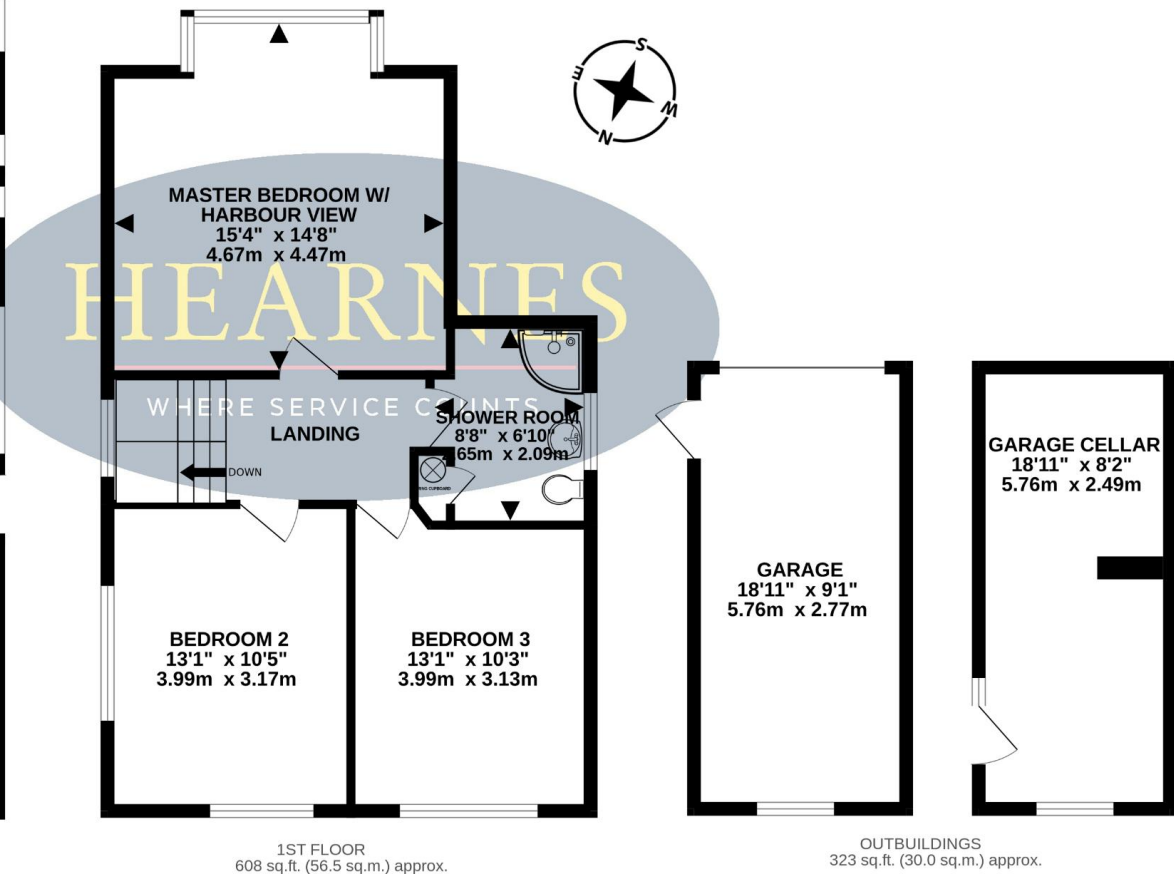


INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE