

**38 Lander Close, Baiter Park, Poole,
Dorset, BH15 1UN**



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FREEHOLD PRICE £425,000

Wow! Offering marvellous sea views is this 3 bedroom terrace home set over 3 storeys, benefitting from a cozy lounge, kitchen dining room, large shower room, ensuite cloakroom to the master bedroom, balcony, courtyard garden facing the water and all set less than 200 feet away from the water of Baiter Park. Built in 1986, this development is incredibly popular, being such a close proximity to the harbour, 450m from The Quay and 750m from Poole Park.

- Delightful 3 bedroom terraced house in Baiter Park set over 3 storeys
- Fabulous as a second home, being less than 200 feet away of the Harbourside, so ideal for any water sports or harbourside walks or even a family home as it has been for the owners for 17 years
- First floor balcony with stunning harbour views
- Fitted kitchen/dining room to include cream high gloss units, fan oven with electric hob and extractor fan above, dishwasher, fridge/freezer and space for a washing machine
- Large shower room with walk-in shower, basin with vanity unit below for storage and wc
- Low maintenance rear courtyard garden facing the water, with gate perfect for walking straight the harbourside
- Allocated parking space, with additional visitor parking spaces on the road
- Gas central heating and double glazing throughout

Set in the highly desirable area of Baiter Park, this property is within a couple hundred feet of the harbourside and the wonderful pathways leading to the Quay, just 400m away, Poole Park. This wonderful stretch of coastline is ideal for keen walkers who can take in the coastal scenery and adventure further in either direction to Hamworthy, Whitecliff and on to Sandbanks. It is also a short walk, approximately half a mile, to the train station, bus station and Poole Town Centre shops.

COUNCIL TAX BAND: D EPC RATE: C



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.

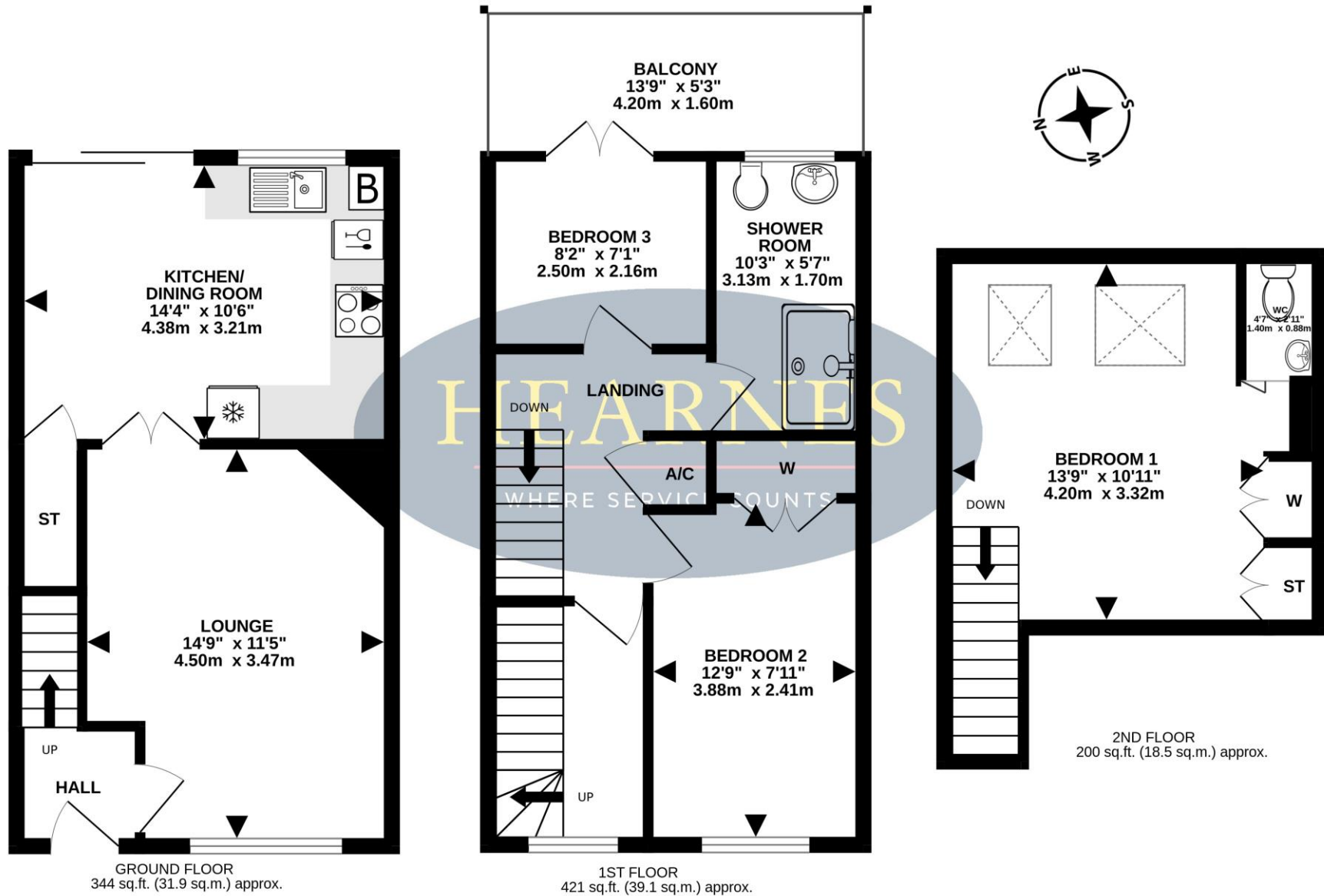


INCLUDING BALCONY

TOTAL FLOOR AREA : 964 sq.ft. (89.6 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

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