



HEARNES

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**54A Sterte Esplanade, Poole,
Dorset, BH15 2BA**

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LEASEHOLD PRICE £265,000

A delightful 2 double bedroom first floor flat, with a wonderful distant water views over Holes Bay and beyond, set in a character conversion with parking to the front and rear garden. This charming flat oozes with charm, having its own front door and private entrance, fabulous sitting room with stunning fireplace, bay window overlooking a green area and the harbour beyond, generous kitchen, 4 piece bathroom, further cloakroom and a sunny aspect. Feeling more like a house, the flat forms the first and second floors of a semi detached house and is set moments from Holes Bay. The current owners have updated the property, still keeping its character and traditional feel and adding more modern updates. This well presented flat benefits from gas central heating, double glazing, low maintenance charges, a long lease and is sold vacant, with no forward chain.

- Delightful and charming 2 double bedroom first floor flat
- Set in a character conversion of just 2 flats
- Well presented internally with updated decor
- Private entrance with boot store and stairs leading to the first floor
- Attractive southerly facing lounge with feature fireplace, bay window and distant harbour views
- Generous kitchen fitted with floor mounted units with oak work tops over and fitted breakfast bar that extends into the lounge. Freestanding dresser unit, freestanding fridge/freezer and dishwasher
- Separate utility room with wc, wash hand basin and plumbing and space for washing machine
- Updated 4 piece bathroom with double walk in shower, bath, wc and wash hand basin
- Double bedroom on the first floor then a further bedroom accessed via stairs off of the lounge to the second floor
- Gas central heating and double glazing
- Off road parking for one car
- Rear garden approached down the side of the house. Mainly laid with patio slabs with a rear covered decked area, which is ideal for outside dining
- Sold vacant with no onward chain

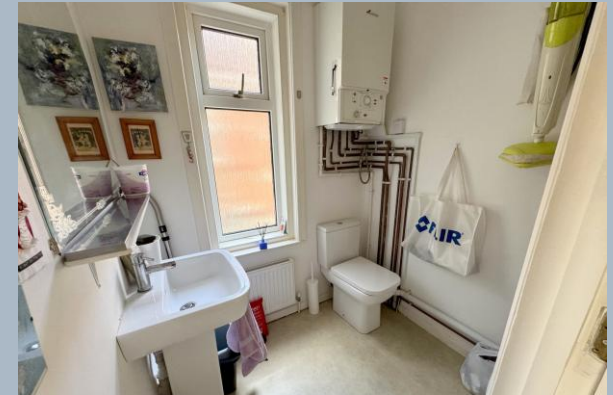
Situated moments from Holes Bay and within a mile of Upton Country Park, with Poole Town Centre being under half a mile away, so close access to the rail and bus stations. Nearby excellent road links out to the west of Dorset, to areas such as Weymouth and Dorchester and out to the east towards Ferndown and Ringwood

Maintenance: As and when Lease: 199 Years from 15th June 1989
Ground Rent: N/A

COUNCIL TAX BAND: B

EPC RATE: D

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.

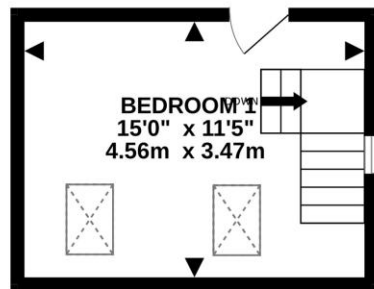




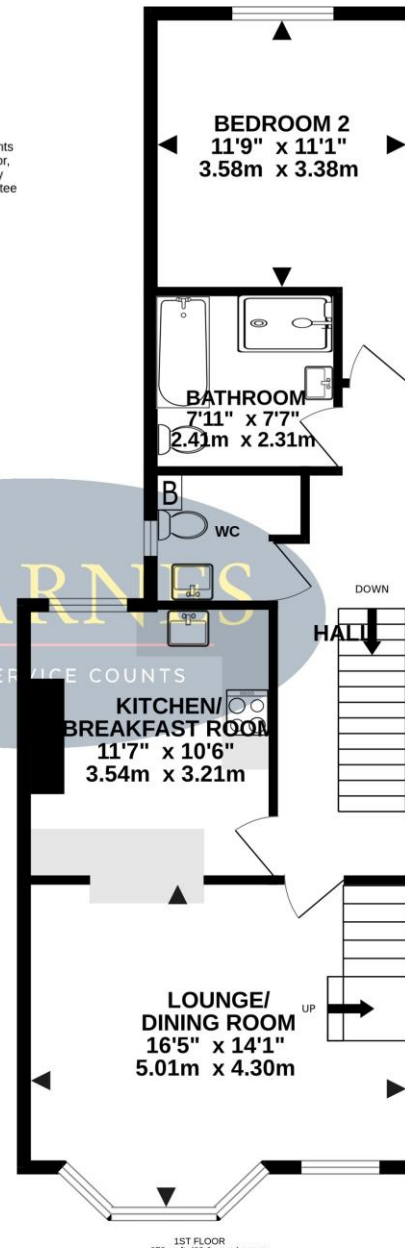


TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

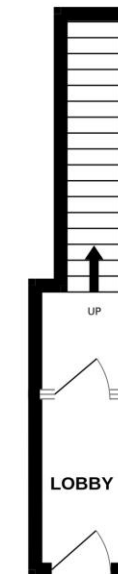
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.

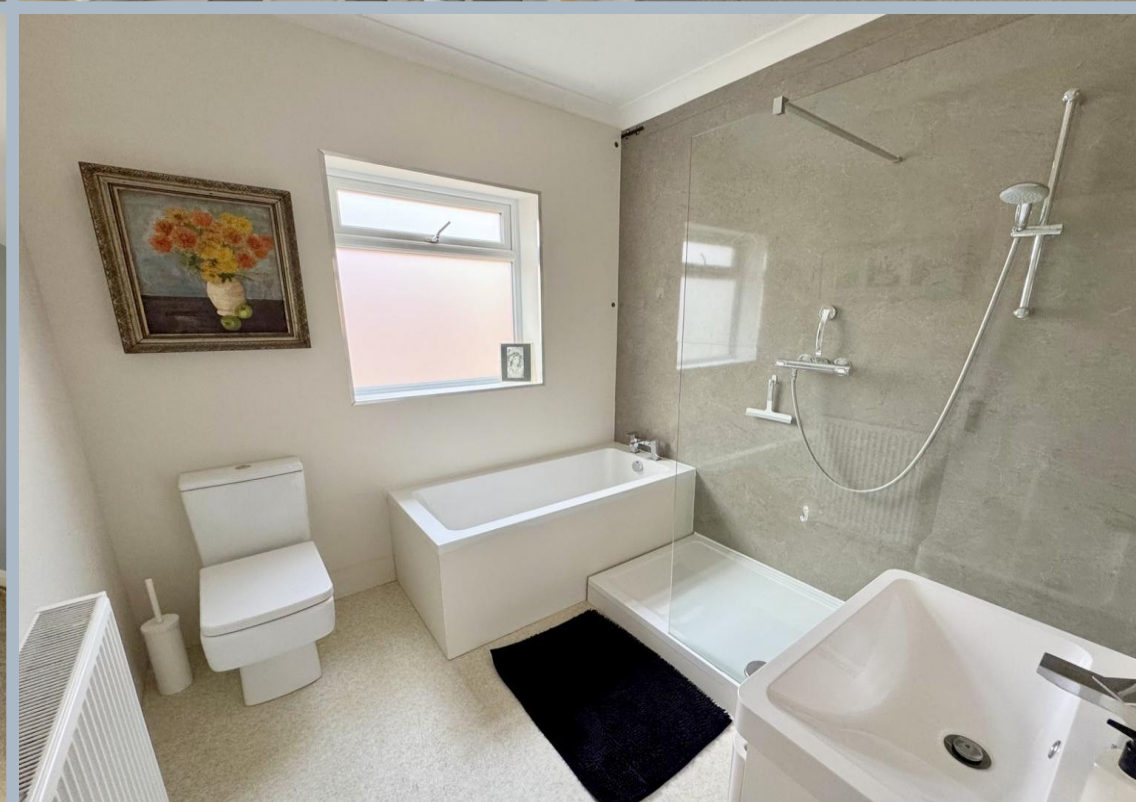


1ST FLOOR
754 sq.ft. (69.8 sq.m.) approx.



GROUND FLOOR
(ENTRANCE LEVEL)
80 sq.ft. (7.4 sq.m.) approx.







www.hearnes.com

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

Tel: 01202 377377 Email: poole@hearnes.com

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