



13 Lulworth Avenue, Poole, Dorset. BH15 4DQ

- Substantial four double bedroom detached home, approximately 1,399 sq ft.
- Highly desirable location on Lulworth Avenue, Hamworthy, near beach and park.
- Ground floor includes porch, welcoming entrance hall, downstairs WC, and separate study.
- Large lounge-diner with bay window, versatile for living and dining, ideal for entertaining.
- Kitchen with ample worktop and cupboard space, plus separate utility room with garden
- Four well-proportioned double bedrooms on the first floor, all with fitted wardrobes.
- Principal bedroom with bay window and en-suite shower room.
- Family bathroom accessed from central landing.
- Block-paved driveway with off-road parking for multiple vehicles and private rear garden.
- Additional features: uPVC double glazing, gas central heating, excellent potential for extension or improvement (subject to planning).



PROPERTY DESCRIPTION

A Stone's Throw from Hamworthy Beach & Park.

Situated in the highly desirable Lulworth Avenue in Hamworthy, this substantial four double bedroom detached home offers well-balanced accommodation extending to approximately 1,399 sq ft, making it ideal for family living and those seeking space both inside and out. The property also presents excellent potential for further improvement or extension (subject to planning).

The ground floor begins with a porch leading into a welcoming entrance hall, with stairs rising to the first floor. There is a convenient downstairs WC and a separate study, ideal for home working or use as a snug or playroom. The heart of the home is the impressive lounge-diner, a generous and versatile space featuring a bay window and ample room for both living and dining furniture, perfect for entertaining and everyday family life. To the rear, the kitchen offers good worktop and cupboard space and enjoys views over the garden, while a separate utility room provides additional storage and external access, enhancing the home's practicality. The first floor offers four well-proportioned double bedrooms, all benefiting from fitted wardrobes. The principal bedroom is particularly spacious and features a bay window and en-suite shower room. The remaining bedrooms are served by a family bathroom, accessed from a central landing. Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, with side access leading to a private rear garden, offering an excellent degree of privacy and a pleasant space for outdoor dining and relaxation. Additional features include uPVC double glazing and gas central heating throughout. Location – Hamworthy, Poole Hamworthy is one of Poole's most popular coastal locations, renowned for its strong community feel, harbour-side walks, and excellent amenities. The property is within walking distance of Hamworthy Beach and Park, which offers beautiful views across Poole Harbour, green open spaces, play areas, and coastal paths. Local shops, schools, and bus routes are nearby, while Hamworthy railway station provides direct links to Poole, Bournemouth, and London Waterloo. Poole Quay, the town centre, and the wider Dorset coastline are all easily accessible, making this an ideal location for families, commuters, and those seeking a relaxed seaside lifestyle.

For more information or to book your viewing please contact Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mursells Estate Agents
 8a, High Street, Lychett Matravers, BH16 6BQ
 01202 018811
 info@mursells.co.uk