

**2 Vallis Close, Baiter Park,  
Poole, Dorset, BH15 1XZ**

**HEARNES**

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# 2 Vallis Close, Baiter Park, Poole, Dorset, BH15 1XZ

## FREEHOLD PRICE £415,000

An immaculately presented 3 bedroom end of terraced house, set across the road from the water and harbourside parkland. The property offers modern and recently redecorated accommodation set over 2 floors to include a double reception room, conservatory, ground floor shower room and first floor bathroom, garage and off-road parking. Built in 1986, this development is incredibly popular, being in such close proximity to the harbour, 450m from The Quay and 750m from Poole Park. This delightful home has cleverly designed outside spaces with a covered seating area, summer house with power and light, front south facing patio and a side and rear path giving access to the rear. The garage has a side access door and ideal as a garage or workshop, having a pitched board roof offering further storage.

- Delightful modernised and immaculately presented 3 bedroom end of terraced house in Baiter Park
- Set across from the water so ideal for any water sports or harbourside walks
- Garage and block paved drive with parking bay in front (quite rear in this location)
- Immaculately presented throughout with modern décor and new carpets
- Well planned ground floor accommodation with a double reception room with cosy lounge and an arch to the dining room
- Conservatory with recently updated roof
- Recently refitted ground floor shower room along with a first floor bathroom
- Modern kitchen with a range of wood effect Shaker style units and work tops over having integrated appliances to include double oven, hob, extractor, and space and plumbing for dishwasher, washing machine and fridge/freezer. Door to the rear
- Both double bedrooms with mirror fronted wardrobes
- The fully enclosed outside space has been well designed and planned with a front patio (sun trap) and area to the side having a covered area. Summer house with power and light and a path leading to a rear gate and access point for bins
- Set off the road and very private from the road
- Main bedroom with double mirror fronted wardrobes and further wardrobes in bed two
- Bedroom 3 used as a dressing room
- Double glazed windows with fitted blinds and gas central heating

Set in the highly desirable area of Baiter Park, this property is within a hundred metres of the waterfront, harbourside and the wonderful pathways leading to the Quay. Poole Park and Whitecliff park are a little further along with this wonderful stretch of coastline being 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: C**

**EPC RATE: C**

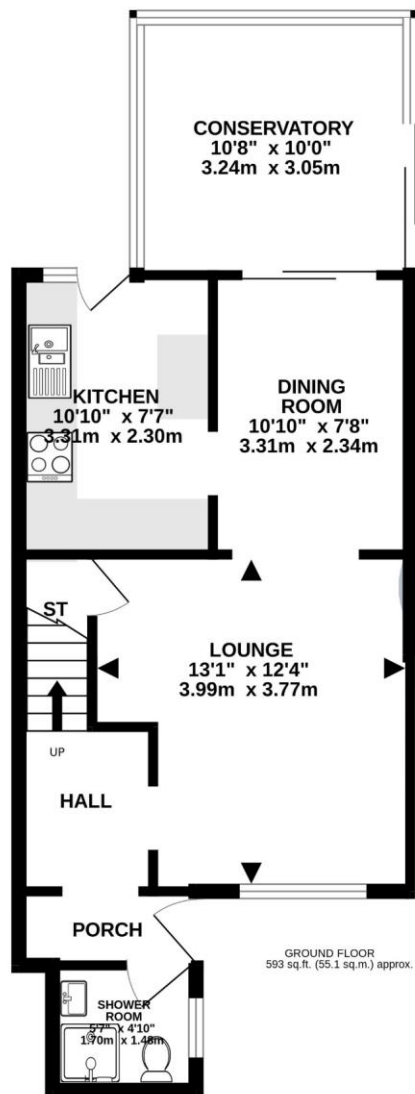
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.











GROUND FLOOR  
593 sq. ft. (55.1 sq. m.) approx.

INCLUDING OUTBUILDING AND COVERED AREA

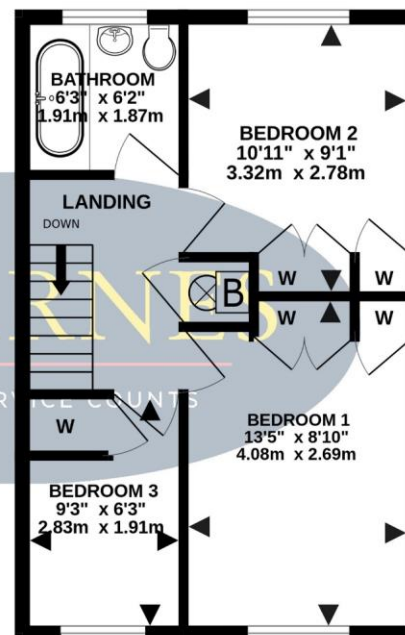
TOTAL FLOOR AREA : 1115 sq. ft. (103.6 sq. m.) approx.

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.

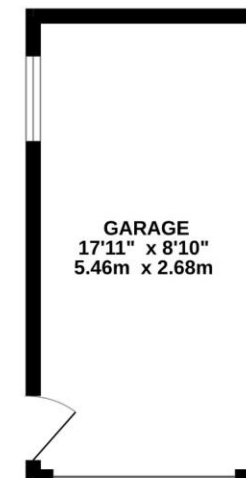
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COVERED AREA  
9'10" x 9'2"  
3.00m x 2.80m



1ST FLOOR  
364 sq. ft. (33.9 sq. m.) approx.



OUTBUILDING  
158 sq. ft. (14.6 sq. m.) approx.







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[www.hearnes.com](http://www.hearnes.com)

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