

FOR SALE

18 Strand Street, Poole, Dorset
BH15 1SB



PHILIPPA SOLE



£595,000

Open plan kitchen / dining / living

3 double bedrooms

3 bathrooms

Contemporary detached house

Double and single integral garages

Beautifully presented throughout

Old Town Poole

Short stroll to Poole Quay

Band E - £2503.40

Freehold

About this property

A truly unique and versatile 3 double bedroom home based just 160 yards from Poole Marina and offering 3 secure parking spaces within the double and single garage - this luxury beach theme home would make an ideal pied-a-terre or Airbnb.

This striking, contemporary home is nestled in a quiet location just one road back from the historic and bustling quay. Built in the 1980's, this iconic home features a magnificent glass fronted first floor. The appealing spacious entrance hall has direct access into the integral garage which has been used over the years as a games room or additional snug. The wide spiral staircase leads to the first floor. The impressive, vaulted, double height, open plan kitchen/living room floods with light with a contemporary kitchen, dining and living space and in addition, a second ensuite bedroom.

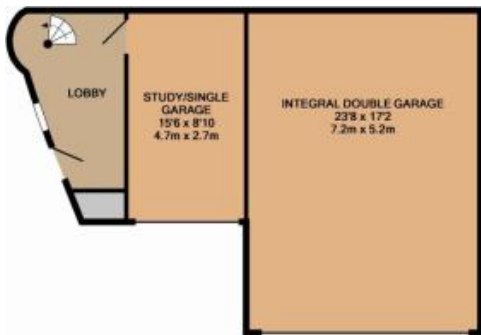
The second floor boasts an impressive principal bedroom with double height ceiling and ensuite shower room, an additional double bedroom and family bathroom. The landing has fitted units, making it ideal as a dressing area or workspace.

Throughout the top floor are a number rooflights that, in addition to the double height kitchen area, mean the property is flooded with light. To the front of the single garage, is a cobbled area making an ideal place in which to enjoy a sunbather or barbecue and could be screened from the road create a courtyard, should someone so wish.

Location

The location of this property is one of its main selling features, nestled in a quiet, no through road, just one road back from the Quay, with the historic old High Street, with its array of restaurants and bars. From the Quay, a level walk leads you to Whitecliff and Lilliput beyond. The Poole area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills. Poole town centre is a short walk away with a diverse range of high street shops, restaurants and bars. The vast Poole Harbour including Poole Quay also close and is a magnet for sailing enthusiasts as well as being an important centre of heritage. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service.





GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan contained herein, 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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	70
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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