

Lulworth Crescent, Hamworthy,
Poole, Dorset, BH15 4DL



HEARNES

WHERE SERVICE COUNTS

Lulworth Crescent, Hamworthy, Poole, Dorset, BH15 4DL

FREEHOLD OFFER OVER £625,000

A fantastic opportunity to purchase this detached 3 bedroom bungalow with an unusually large 130ft rear garden and double garage. Sold with no forward chain and ripe for extending (like many others in the road) and set within a few hundred yards to Hamworthy Slipway and half a mile to Hamworthy Beach and Park. Currently having 2 reception areas, kitchen/breakfast room, utility room and 2 bedrooms with a shower room on the ground floor and a further bedroom with bathroom on the first floor. The property lends itself to having a new roof and extension (subject to planning) making it a highly desirable property.

- Superb opportunity for complete refurbishment/extension
- Fabulous 130' x 40' fully enclosed, private rear garden
- Sought after location with so many areas of natural beauty on your doorstep
- Driveway leading to double garage with EV charging point
- Amble off road parking on the drive and further parking at the front
- 3 bedroom detached bungalow with huge potential for extension
- Probate granted, vacant and no forward chain
- 2 reception rooms and a kitchen/breakfast room
- Kitchen fitted with oven, hob, extractor and space for dishwasher and under unit fridge. Water softener
- Replaced boiler and new radiators
- Utility room with plumbing for washing machine, tumble dryer and fridge/freezer
- 2 ground floor bedrooms, shower room and first floor bedroom with bathroom
- Solar roof panels
- Wonderful lawned garden with rear vegetable patch and established plants, trees and shrubs
- Within a few hundred yards to Hamworthy Slipway at the end of Lake Drive



Located on the northern shores of Poole Harbour, Hamworthy Park and Beach offers an oasis of peace and tranquillity from the busy town centre. The property is located off Hamworthy's most prestigious road, Branksea Avenue, that looks over the harbour, and is a stone's throw from the water and slipway. At one end of Branksea Avenue is Hamworthy Park which is an attractive harbourside area of 26 acres and includes a children's play area and Hamworthy Beach, all naturally benefiting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and through Poole Quay. There are various Marinas nearby including Moriconium Quay, Lake Yard and the popular Cobbs Quay. Other areas of natural interest include Lake Pier, Lytchett Bay, Arne and Brownsea Island. Hamworthy also has a wonderful Nature Reserve, Ham Hill at Rockley Sands, a rail station and is close to the popular Upton Country Park

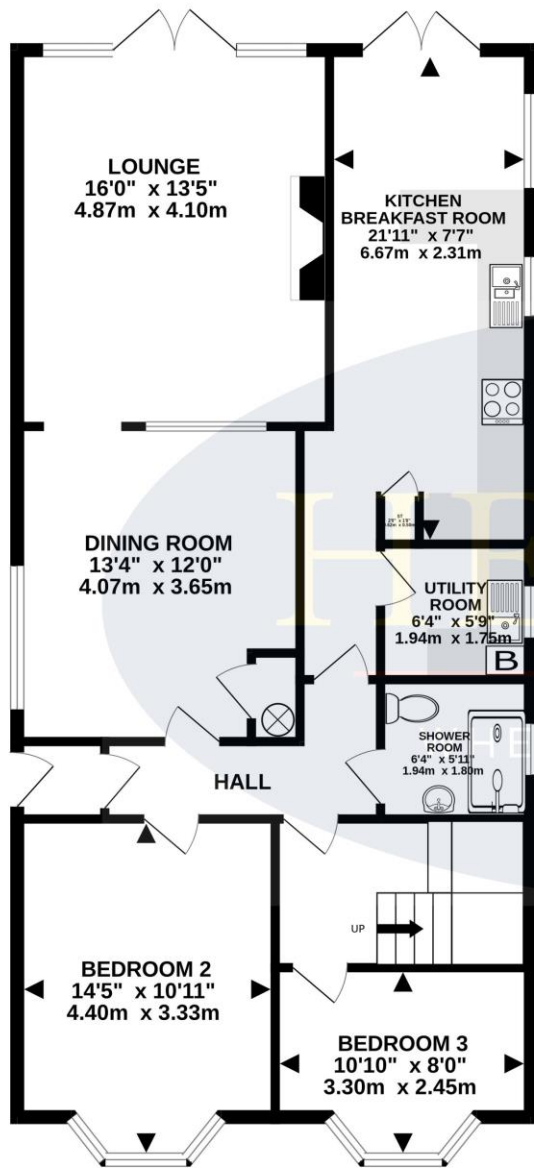


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

COUNCIL TAX BAND: E

EPC RATE: C





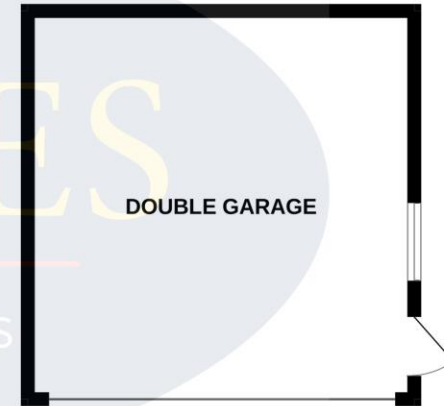
GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.

TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
269 sq.ft. (25.0 sq.m.) approx.





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