

**Sterte Esplanade, Holes Bay,  
Poole, Dorset, BH15 2BA**



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# Sterte Esplanade, Holes Bay, Poole, Dorset, BH15 2BA

## FREEHOLD PRICE Offers Over £550,000

A true gem, set in a fantastic location is this absolutely beautifully presented turn of the century 3 bedroom, 2 shower room, 3 reception room home set with distant views out to Holes Bay. Built in 1903, as a four bedroom property, this semi-detached home has been thoughtfully renovated and improved by the current owners over 20 years. A rare opportunity to find a character home, being so close to the harbour and a location that enjoys the most wonderful sunsets in Poole! The home offers character features, such as high ceilings, bay windows, attractive banister, balustrade and generous size rooms. This is blended with gracious modern décor, new flooring throughout, recently refitted shower rooms and a kitchen/breakfast room. Further offering a raised terrace to the front, where the owners like to sit and watch the world go by, with either a morning coffee or a glass of wine in the evening. There is an attractive 70ft rear garden with summer house, and areas to relax and dine. The property enjoys a wonderful location, being so close to Poole Town Centre, yet near the water and pathways that lead to the wonderful nature area of Upton Country Park.

- Beautifully presented 3 double bedrooms, 2 shower rooms semi-detached home offered in immaculate condition throughout
- Set in an enviable position, within ½ mile of Poole Town Centre, and opposite Holes Bay (part of Poole Harbour)
- Spacious accommodation to include a double reception room divided into a wonderful sitting room and separate dining area and a separate study
- Spacious kitchen/breakfast room fitted with a Dual fuel 'Professional 900' Rangemaster and space and plumbing for washing machine, dishwasher, & tumble dryer
- Recently decorated throughout to include all new flooring and new Gloworm boiler fitted in February 2023 with a complimentary service in 2025
- The fourth bedroom has been recently turned into a luxury shower room with double shower and a wonderful selection of fitted high gloss storage units. Refitted luxury second shower room, plus further downstairs cloakroom
- Stunning raised terrace to the front of the property providing a lovely space to sit and relax and look out towards Holes Bay
- Very attractive 70 ft well stocked, mature, landscaped rear garden with attractive areas to sit, dine and relax. The owners have put in a summer house with power and light, along with a new garden store
- Many character features to include high ceilings, bay windows, spacious rooms, original stairway with banister and balustrade
- Excellent storage space throughout the property along with recently fitted wardrobes in bedroom one, wardrobe in bedroom 2 and a built-in wardrobe in the third bedroom

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.

**COUNCIL TAX BAND: D**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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  
 APPROX. FLOOR AREA 948 SQ.FT. (88.1 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1614 SQ.FT. (150.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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