



51 Adams Close, Hamworthy, POOLE, Dorset BH15 4FF

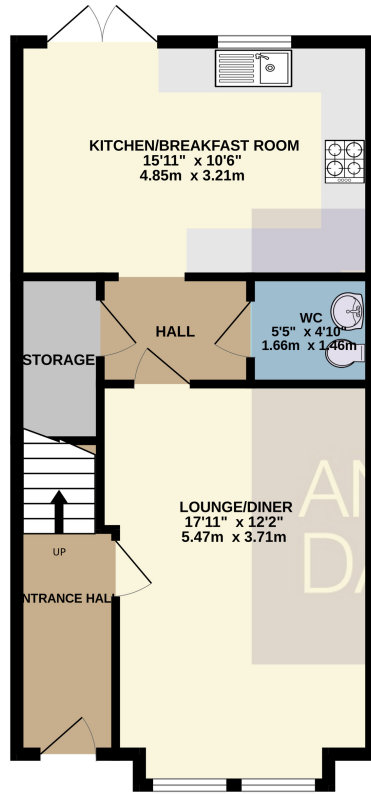
Guide Price £375,000 Freehold

\*\* GUIDE PRICE £375,000 to £400,000 \*\* A stunning three bedroom end of terrace house conveniently situated in this modern development within walking distance to Hamworthy beach and Poole Quay with its bars, restaurants and moorings. This superb property offers stylish living throughout and internal viewing is imperative to not only appreciate its fantastic location but also the accommodation on offer, which comprises: 17' lounge/diner. Contemporary kitchen/breakfast room, downstairs cloakroom, two double bedrooms, en-suite shower room, good sized single bedroom and family bathroom. Externally the property boasts a beautifully tended South facing garden with sun patio and lawned area which leads to a rear access gate. To the front there is an allocated parking space and visitors permit parking. Further features of this must see home include: understairs storage, some integrated appliances to kitchen (to include new dishwasher 2024), built-in wardrobes to bedroom one, solar panels, gas central heating, new flooring in lounge and hall (2024), fully boarded loft and UPVC double glazing. Nearby Schools - Twin Sails Infants and Nursery, Hamworthy Park Juniors and The Cornerstone Academy.

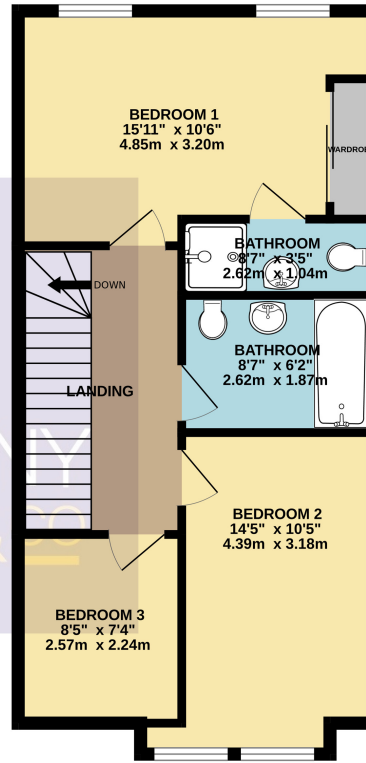
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ANTHONY  
DAVID & CO

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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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Entrance Hall Doors to

Lounge/Diner 17' 11" x 12' 2" (5.46m x 3.71m)

Kitchen/Breakfast Room 15' 11" x 10' 6" (4.85m x 3.20m)

Downstairs Cloakroom 5' 5" x 4' 10" (1.65m x 1.47m)

Landing Doors to

Bedroom One 15' 11" x 10' 6" (4.85m x 3.20m)

En-Suite Shower 8' 7" x 3' 5" (2.62m x 1.04m)

Bedroom Two 14' 5" x 10' 5" (4.39m x 3.17m)

Bedroom Three 8' 5" x 7' 4" (2.57m x 2.24m)

Bathroom 8' 7" x 6' 2" (2.62m x 1.88m)

Garden South facing

Parking Allocated and visitors

Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	89	90

EU Directive 2002/91/EC

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.