

29 Lulworth Avenue, Hamworthy,
Poole, Dorset, BH15 4DQ

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FREEHOLD £850,000

An exceptionally versatile 5/6 bedroom, 4 bathroom family home including a self-contained one bedroom ground floor annexe which interconnects conveniently with the main house. There are bedrooms and bathrooms on both floors which creates flexibility around use as living space or bedrooms depending on family size and time of life. The current owners run their business from home from rooms which lend themselves to do so. The heart of the home is a lifestyle room with open plan but well-defined kitchen, living and dining areas, from where the annexe connects creating a communal space, and also from where there are wide bi-fold doors leading to the rear garden and patio. The kitchen was fitted around 25 years ago in a good range of units and now offers potential for upgrading. The two front rooms have double doors between and are used for an office and an additional lounge but could be two bedrooms if so desired. The property was originally constructed in the 1930's and has been extended, improved and well cared for over the years. There is a generous driveway for at least 4 cars with electric car charge point, and a level rear garden approximately 90ft long with a large timber shed that has power and work bench. The garden is well laid with a good size lawn, large attractive patio and numerous and varied plants trees and shrubs. Additional benefits include a superb Rayburn wood burner, gas central heating via radiators, solar panels, double glazing and en suite bathroom to master bedroom. The annexe could easily be used as a master suite if ground floor living is preferred and there is also plumbing for a kitchenette to be added to the annexe living room if so desired.

- 5/6 bedroom, 4 bathroom family home
- 2296 sq ft of exceptionally versatile accommodation
- Well presented throughout with 1930's character features
- Gas central heating, solar panels and double glazing
- Driveway for at least 4 vehicles with electric car charging point
- Approximately 90ft rear garden with large patio and large timber storage shed
- Bedroom and bathrooms on both floors including an en suite to the master bedroom and a good size ground floor annexe
- Open plan kitchen/day/dining room plus separate lounge and office
- Delightful location close to Hamworthy Park, beach, slipway and Yacht Club

This lovely home is set in a road amidst properties of a similar size and stature in the popular Hamworthy Park area of Poole and is just over a mile walk through Hamworthy Park alongside the beach and harbour, to the shops, bars and restaurants on The Quay with Poole Town Centre just a little further on. Lake Yard Club is just 600m away, Hamworthy Park is 450m, the Yachtsman family pub and restaurant is 300m and Poole Yacht Club is around 700m. Hamworthy Park is on Lulworth Avenue and is popular for the paddling pool, café, beach huts, beach, windsurfing access, dog walking and the outstanding views across the harbour to the Purbecks. There are two public slipways close by on Branksea Avenue and on Lake Road. Lake Pier, with its beach, sunset view up the Wareham Channel, dog walks and the Canoe Club is within three quarters of a mile. Hamworthy offers excellent local facilities and shops and is on the Southwestern edge of Poole, which means a short drive to the Dorset countryside, 12.5 miles to Bournemouth Airport, 1.6 miles to the nearest train station.

Council Tax Band E EPC Rating C







Annexe Lounge



Annexe Shower Room



Total Area: 213.3 m² ... 2296 ft²

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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