



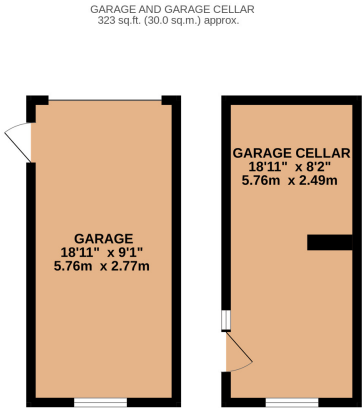
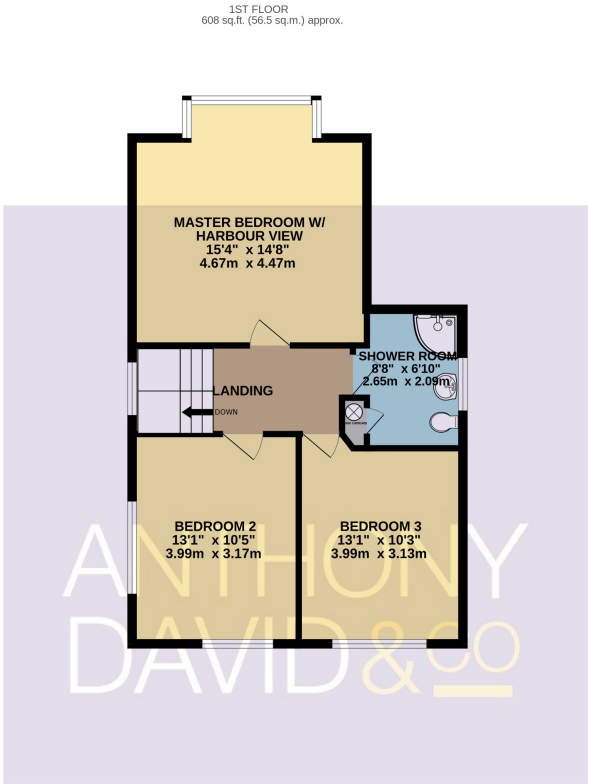
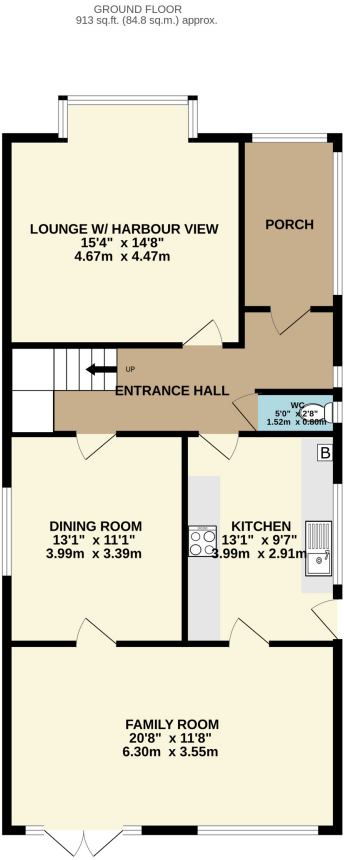
155 Longfleet Road, Poole, Dorset BH15 2HS

Guide Price £575,000 Freehold

FAR REACHING HARBOUR VIEWS FROM BOTH FLOORS ** First time to market for circa 60 years. A substantial three double bedroom house with harbour views conveniently situated a short distance from Poole Hospital. Poole Town centre with its central transport links and shopping facilities is also close to hand. This much loved home boasts over 1500 sq ft of versatile living space and viewing is imperative to not only appreciate its superb location and views but its full potential to become a forever home. The bright and airy accommodation comprises: 20' family room, kitchen, dining room, lounge with harbour views, downstairs cloakroom and upstairs shower room. Externally the pretty Southerly aspect rear garden has a raised sun patio with steps down to the lawn with a pathway through a trellis leading to a further patio. To the front the driveway provides off road parking for three vehicles which in turn leads to a 18' detached garage. Further features include: NO FORWARD CHAIN, spacious entrance hall and porch, garage cellar, gas central heating and double glazing. Nearby Schools - St Marys Catholic Primary, Longfleet Primary and Poole High School.

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ANTHONY
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Entrance Hall Doors to

Family Room 20' 8" x 11' 8" (6.30m x 3.56m)

Kitchen 13' 1" x 9' 7" (3.99m x 2.92m)

Dining Room 13' 1" x 11' 1" (3.99m x 3.38m)

Lounge with harbour views 15' 4" x 14' 8" (4.67m x 4.47m)

Downstairs Cloakroom 5' 0" x 2' 8" (1.52m x 0.81m)

Master Bedroom with harbour views 15' 4" x 14' 8" (4.67m x 4.47m)

Bedroom Two 13' 1" x 10' 5" (3.99m x 3.17m)

Bedroom Three 13' 1" x 10' 3" (3.99m x 3.12m)

Shower Room 8' 8" x 6' 10" (2.64m x 2.08m)

Garage 18' 11" x 9' 1" (5.77m x 2.77m)

Garage Cellar 18' 11" x 8' 2" (5.77m x 2.49m)

Garden Southerly aspect

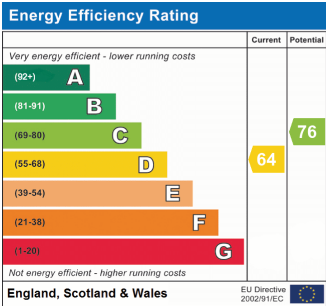
Driveway Off road parking x 3

Council Tax Band D

TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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