

**44 Lulworth Avenue, Hamworthy,  
Poole, Dorset, BH15 4DJ**



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# 44 Lulworth Avenue, Hamworthy, Poole, Dorset, BH15 4DJ

## FREEHOLD GUIDE PRICE £600,000

First time to the market for this 4 bedroom, detached bungalow with 130' south facing rear garden, garage, loft room and huge potential for extension. The current owners have planning permission in place (plans available on request) for a 2 storey detached house, using the existing floor print. This would allow distant harbour views to the right hand side, adding a seaside feel to the property. Further offering large driveway for parking, gas central heating, double glazing and sold vacant with no forward chain. The original owner had the property built in 1952 and they loved raising their family with the water and park side on their doorstep.

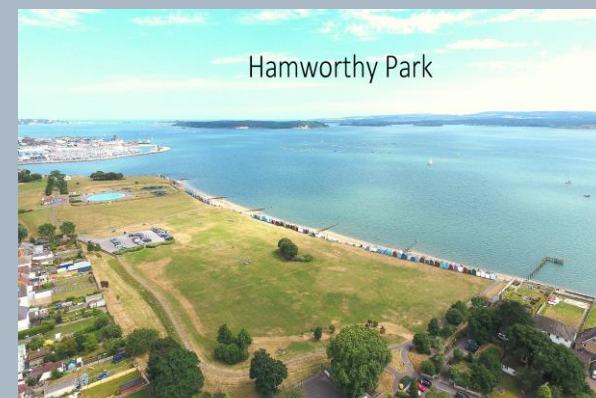
- 4 bedroom detached bungalow set in a popular location in Hamworthy
- Huge potential for updating/extending with PLANNING PERMISSION granted for a further first floor (plans available)
- Excellent south facing rear garden which measures 130' x 40' and is level and fully enclosed
- Loft room with distant harbour views
- Excellent frontage with parking for 4 cars and driveway leading to a garage
- First time to the market since it was built in 1952!
- Sold vacant with no forward chain

This bungalow is set on the south facing side of the road in this popular area of Hamworthy. 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 a popular park with a 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 RATE: D**

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



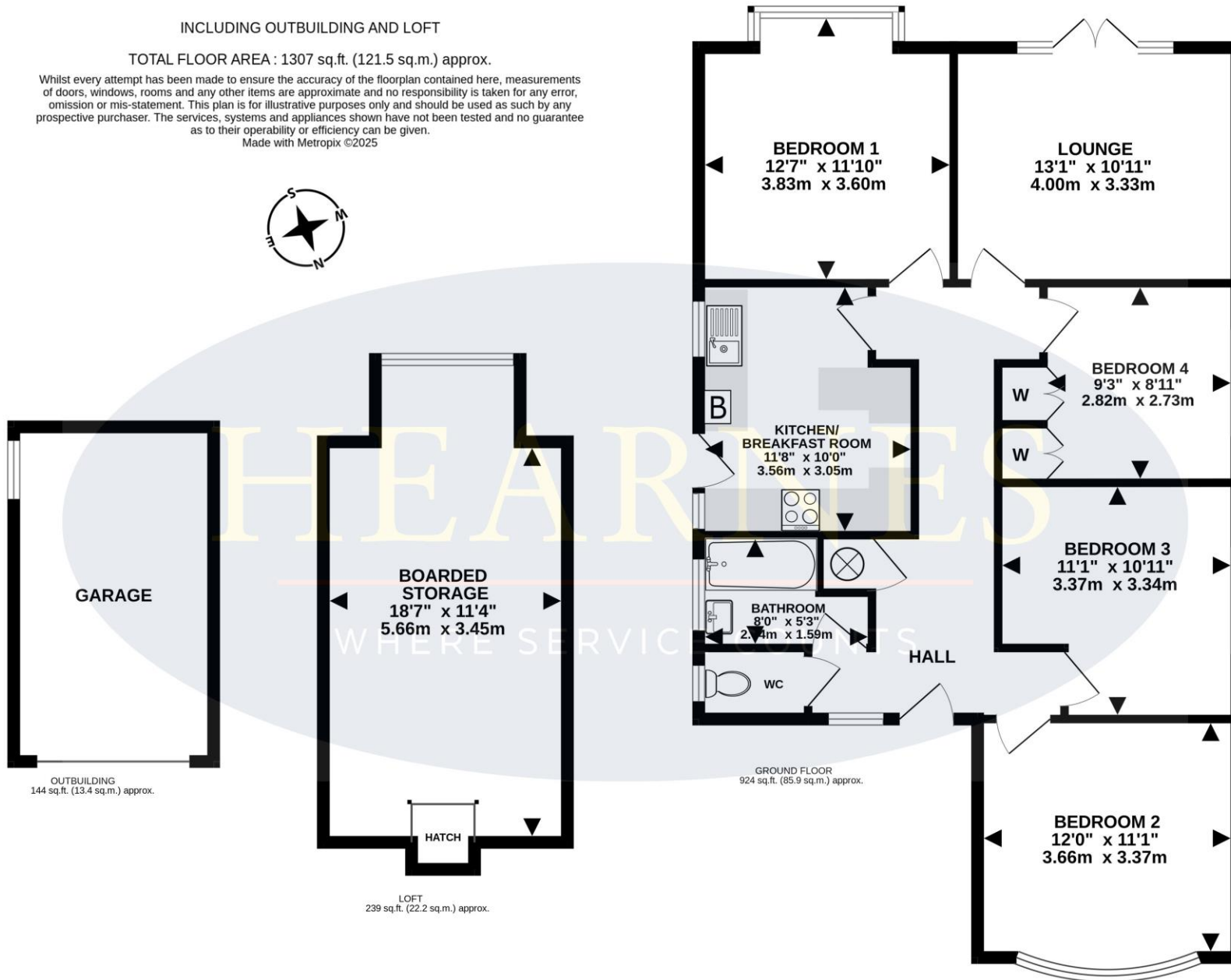


INCLUDING OUTBUILDING AND LOFT

TOTAL FLOOR AREA : 1307 sq.ft. (121.5 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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