



Link Homes
 Arena Business Park
 Holyrood Close
 Poole
 Dorset
 BH17 7FJ
 sales@linkhomes.co.uk
 www.linkhomes.co.uk
 01202 612626



LINKHOMES
 ESTATE AGENTS



29 Lulworth Avenue, Poole, Dorset, BH15 4DQ
Guide Price £850,000

Link Homes Estate Agents are delighted to present this unique five-bedroom detached chalet bungalow with an annexe, designed for multi-generational family life and working from home. A home for three families since 1935, this house is a keeper with 2,296ft² and many standout features. The current owners are moving to downsize.

The core of the house is the large open plan kitchen/living room/dining room, which has bi-fold doors leading to the patio and provides flexible space for family life as well as superb entertainment space for parties. Connecting to this room is the self-contained annexe, which has its own living room, bedroom, and shower room. This currently provides the grandmother with a comfortable living space that can be separate from the family, but it could alternatively make a delightful home office with room for employees and to meet with clients. At the front of the house, there is a snug lounge, which has a 1930's Rayburn woodburner, and there is a separate office/library. Both have bay windows and are connected by French doors. These rooms are ideal for quiet relaxation, work, study, and playing music and games in front of the fire.

The wood and tile flooring is perfect for sandy feet and paws coming back from Hamworthy Park, Lake Pier Beach or one of the slipways. The large, mature garden is great for kids and dogs and includes a raised bed with raspberries and strawberries.

Located in the affluent Hamworthy Park area of Poole, the house has level walking access to all the bars and restaurants on the Town Quay (1 mile). It is an even shorter walk to Poole Yacht Club (.6 miles), to Lake Yard Club (.4 miles), the Yachtsman Pub (.2 miles). Hamworthy Park is on Lulworth Avenue and is popular for the paddling pool, café, beach huts, beach, windsurfing access, dog walking and the gorgeous views of the Purbecks. There are two public slipways around the corner (on Branksea Avenue and on Lake Road). And, Lake Pier, with its beach, sunset view up the Wareham Channel, dog walks and the Canoe Club is also a short walk away. Hamworthy is on the Southwestern edge of Poole, which means a short drive to the Dorset countryside.

There is room to park four cars and two ways to charge electric cars (a standard three pin plug and a Menekes Type 2). The 4kw solar panel array is fully owned and has a tariff that provides a small payback every quarter. The large garden shed has electricity, a work bench, and is built upon a concrete pad.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor Entrance Hall

Solid oak door with dual security windows and a double-glazed UPVC frosted window to the side aspect, stairs to the first floor, coved and smooth set ceiling, ceiling light, smoke alarm, radiator, power points, thermostat, and modern parquet flooring.

Office/Library (12'11"x13'0")

Double-glazed UPVC bay window to the front aspect, built-in bookshelves and cupboards with feature spotlights, coved and smooth set ceiling, ceiling light, power points, radiator, modern parquet flooring and double doors leading to the snug.

Snug/Living Room (13'0"x14'0")

Double-glazed UPVC bay window, 1930's Rayburn woodburner (certified 2023), coved and smooth set ceiling, ceiling light, carbon monoxide alarm, radiator, power points, television point, and modern parquet flooring.

Kitchen/Living Room/Dining Area (26'2"x 25'11")

Kitchen - Coved and smooth set ceiling, downlights, double-glazed UPVC windows, wall and base mounted units, four-point gas hob with overhead extractor fan and tiled splashback, undercounter spotlights, power points, one and a half bowl stainless steel sink with drainer, integrated dishwasher, integrated Hotpoint oven, space for an American-style fridge/freezer and porcelain tiled flooring. Living Room - Smooth set ceiling, dimmer switch zoned downlights, television point, power points, radiator and porcelain tiled flooring. Dining Area - Smooth set ceiling, dimmer switch zoned downlights, double-glazed UPVC Velux-style windows, double-glazed UPVC bi-fold doors, double-glazed UPVC window, power points, underfloor heating and porcelain tiled flooring.

Utility Room

Space for an under-counter washing machine, space for a tumble dryer, stainless steel butler sink with hose tap, power points, storage space, tiled flooring, smooth set ceiling, and downlights.

Shower Room

Fully-tiled, double shower with water shower, wall-mounted sink with under-storage, toilet, heated towel rail, tiled flooring, smooth set ceiling, downlights, extractor fan, double-glazed UPVC frosted window.

Bedroom Three (11'5"x6'10")

Coved ceiling, ceiling light, double-glazed UPVC window, radiator, power points and carpeted flooring.

Bedroom Four (10'8"x10'2")

Smooth set ceiling, ceiling light, storage cupboard housing the combi boiler, storage cupboard housing the consumer unit and solar panel units, double-glazed UPVC window, radiator, power points and carpeted flooring.

Annexe With Living Room (13'0"x10'1"), Bedroom (12'4"x10'1") & Shower Room

Living Room - Double-glazed UPVC bi-fold doors to the patio, plumbed for gas and water to support a kitchenette (not installed), power points, television point, thermostat, underfloor heating, porcelain tiled flooring, smooth set ceiling, and downlights. Bedroom - Smooth set ceiling, downlights, double-glazed UPVC window, thermostat, power points, underfloor heating and porcelain tiled flooring. Shower Room - Smooth set ceiling, downlights, extractor fan, double-glazed UPVC frosted window, enclosed tiled shower, toilet, feature sink with under-storage, shaver point, towel rail, underfloor heating and porcelain tiled flooring.



First Floor Landing

Potential to be converted to a bedroom within permitted development by adding a dormer window. Smooth set ceiling, ceiling lights, smoke alarm, double-glazed UPVC Velux-style window over the stairs, power points, eaves storage, storage cupboard with eaves storage and modern parquet flooring.

Bedroom One (14'7"x10'7")/Hall/Wardrobe/En-Suite

Smooth set ceiling, ceiling light, double-glazed UPVC window with view of the garden, radiator, television point, eaves storage, built-in wardrobe, power points and modern parquet flooring. En-Suite - Smooth set ceiling, ceiling light, double-glazed UPVC Velux-style window, extractor fan, panelled bath with jets and tiled splashback, pedestal sink, stainless steel heated towel rail, enclosed tiled shower with recess shelving, toilet, wall-mounted storage with mirrored frontage and lighting and tiled flooring.

Bedroom Two (13'2"x10'3")

Double-glazed UPVC window with sea glimpses, smooth set ceiling, ceiling light, radiator, storage cupboard, eaves storage, power points and modern parquet flooring.

Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC Velux-style window, extractor fan, panelled bath with overhead shower and glass shower screen, pedestal sink with tiled splashback, toilet, stainless steel heated towel rail, wall-mounted storage with mirrored front and feature lighting and tiled flooring.



Outside

Outside Garden including Patio (27'6" long) and Lawn (64' long)

Partial patio, partial laid to lawn, raised sleeper bed with strawberries and raspberries, raised flower bed with perennials, surrounding shrubbery and trees, shed with power, outside tap, outside lights, surround wooden fences and side gated access.

Driveway

Concrete driveway for multiple vehicles, Mennekes Type 2 charging point, external power point, feature slate border, palm trees and surround shrubbery, brick-built walls, outside light and side gate access.

Agent's Notes

Tenure: Freehold
EPC: C
Council Tax Band: E - Approximately £2,625.02

Stamp Duty

First Time Buyer: £30,000
Moving Home: £30,000
Additional Property: £55,500

