

8 Stanley Road, Poole, Dorset, BH15 1RA



HEARNES

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8 Stanley Road, Poole, Dorset, BH5 1RA

FREEHOLD PRICE £395,000

A charming 3 double bedroom end of terrace fisherman's cottage, set a road back from the harbour, surrounded by attractive similar style and individually presented houses. The property has been updated and modernised throughout blending an eclectic mix of original features with more modern styling. Set out over 3 floors, the home has a cosy front lounge, separate dining room with doors out to the garden, kitchen and ground floor shower room. On the first floor are 2 double bedrooms, one having a sun terrace with harbour glimpses and a spacious family bathroom, with a further double bedroom on the second floor. The rear garden is fully enclosed, with access from Ballard Close to a parking space. There is further on street parking and permits are available to residents.

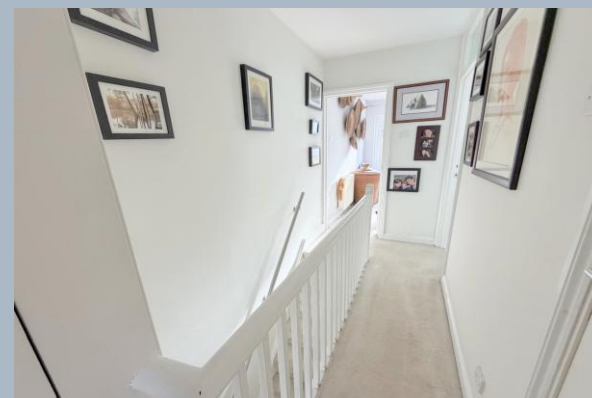
- A bright and charming 3 double bedroom character end of terrace property
- Set out over 3 floors and positioned one road back from the harbour
- Sea glimpses from the first floor sun terrace
- 2 reception rooms to include a cosy front lounge and generous dining room
- Ground floor shower/utility room and further spacious first floor bathroom
- Low maintenance block paved rear garden, and rear access via Ballard Close to a parking space. Accessed via an up and over garage door. Garden shed
- First floor, southerly facing terrace with harbour glimpses
- On street parking available via resident permit which is approximately £55 per year
- Highly sought after location
- Gas central heating and double glazing

Ideally located one road back from the waterfront and harbour. There is an abundance of natural beauty on your doorstep to include Poole Quay, Baiter, Whitecliff, Hamworthy and Poole Park. Being so close to the waterside provides stunning views out to the Harbour and access to small boats going fishing or to Brownsea Island. Poole Town Centre, the train station and bus stations are all close by along with local shops, restaurants and bars.

COUNCIL TAX BAND: D

EPC RATE: D

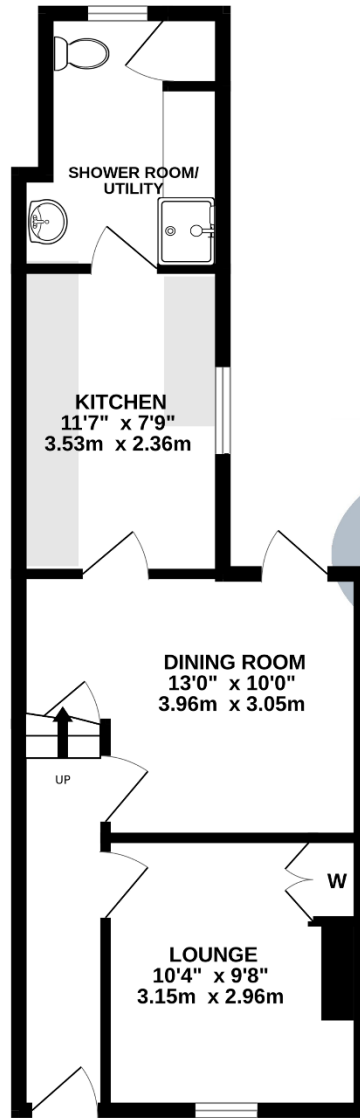
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



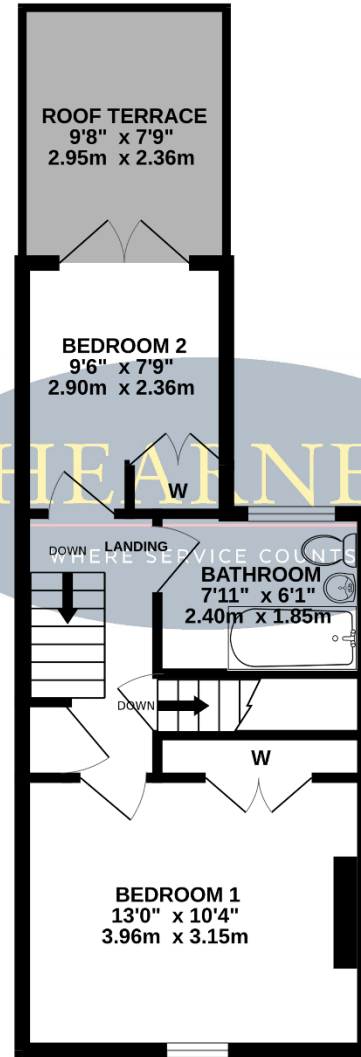


TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

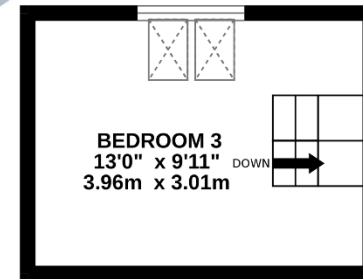
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR
128 sq.ft. (11.9 sq.m.) approx.





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