

Mount Pleasant Road, Poole BH15 1TU

£695,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

With simply incredible water views extending from Poole Park Boating Lake to Poole Harbour, this property truly embraces waterside living and offers a generous accommodation with a flexible arrangement of rooms. A generous living/dining with vaulted ceiling and mezzanine opens to one of three private outside terraces (all of which enjoy the outstanding water views). With five bedrooms, three bathrooms and a double garage the property ticks a lot of boxes for a multitude of buyers and presents a fantastic opportunity to acquire a waterside home with a superb layout.

Key Features

- Incredible water views of Poole Boating Lake and Poole Harbour
- Large living/dining room and a further mezzanine room
- Spacious kitchen/breakfast room
- Five bedrooms (one with ensuite, and one with dressing room)
- Three bathrooms
- Direct access to a double garage and further storage room
- Three southerly facing large outside terraces with water views & private garden
- Presented to the market with no upper chain
- Convenient location close to amenities and transport
- Well maintained property - full schedule of improvements available





About the Property

On entering the property, there is a generous hallway that acts as the core of the property with a staircase that rises to all floors.

The main living accommodation is arranged on an upper floor so that the views can be fully appreciated, and the living/dining room is complemented with stunning vaulted mezzanine that presents a secondary living area. The kitchen breakfast room is also located on this level whilst the bedrooms and bathrooms are located on the lower floors.

Due to the positioning and lie of the land, the water views are arguably as stunning from all levels of the property and three of the bedrooms enjoy direct access to large terraces. The principal bedroom has a modern ensuite bathroom whilst the remaining bedrooms are serviced by a further two bathrooms.

For buyers wishing to embrace life on the water the layout could prove ideal as the large double garage has a further storage room that is ideal for storing boating equipment or water toys, and to the rear there are landscaped gardens that provide a wonderful backdrop to the house.

We genuinely feel that this property offers something rarely found. The sense of space, flexibility of the accommodation and the panoramic views could prove ideal for buyers wanting a second home by the water, professionals who need to work from home, multi-generational families looking to accommodate a relative, or families who want a home that provides a sense of privacy for all members of the household.

Tenure: Share of Freehold

Management Agent: Scott Castle 743 Christchurch Road, Bournemouth, Dorset BH7 6AN 01202 397321

The property has a current service of £396 per annum which is used to maintain the environment of this exclusive development

Council Tax Band: G (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage Broadband & Mobile Signal: Refer to Ofcom website

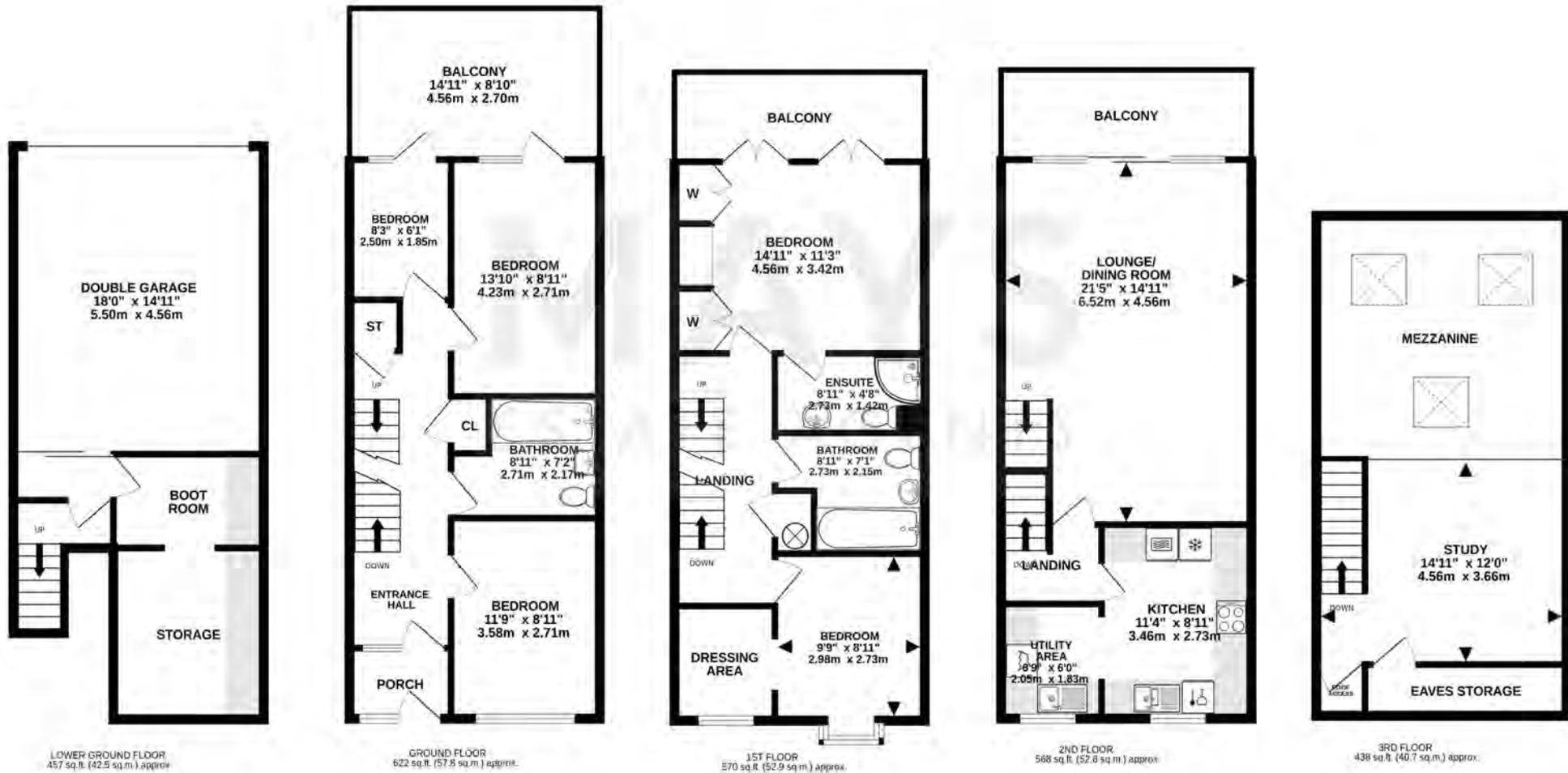
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INCLUDING BALCONIES

TOTAL FLOOR AREA : 2656 sq.ft. (246.8 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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About the Location

The Spinnakers is located on Mount Pleasant Road in Poole close to many local facilities within a short walk including Poole Park, Shopping Centre, Sports Centre the Lighthouse Arts Centre. Also within walking distance is Poole Quay with its many restaurants and ferries around Poole Harbour.

With green open spaces and open water on your doorstep the positioning of the property has a true 'South Coast' feel. Transport links are nearby with a railway station in Poole with direct trains to London, and road networks linking to surrounding areas.

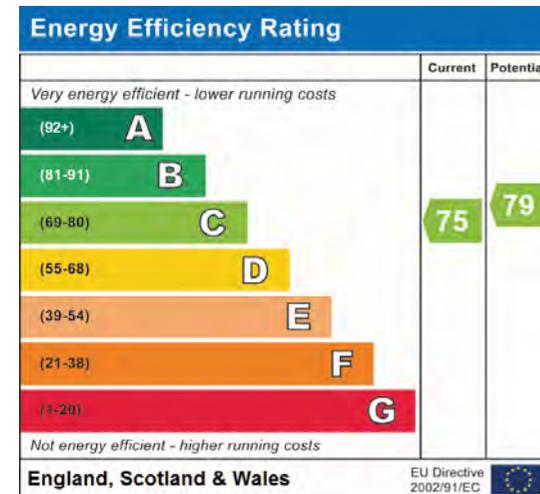
About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals. Mays have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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Mays Estate Agents - Sales and Head Office
 290 Sandbanks Road, Poole, Dorset BH14 8HX
 T: 01202 709888

E: sales@maysestateagents.com (sales)
 E: lettings@maysestateagents.com (lettings)
www.maysestateagents.com

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