



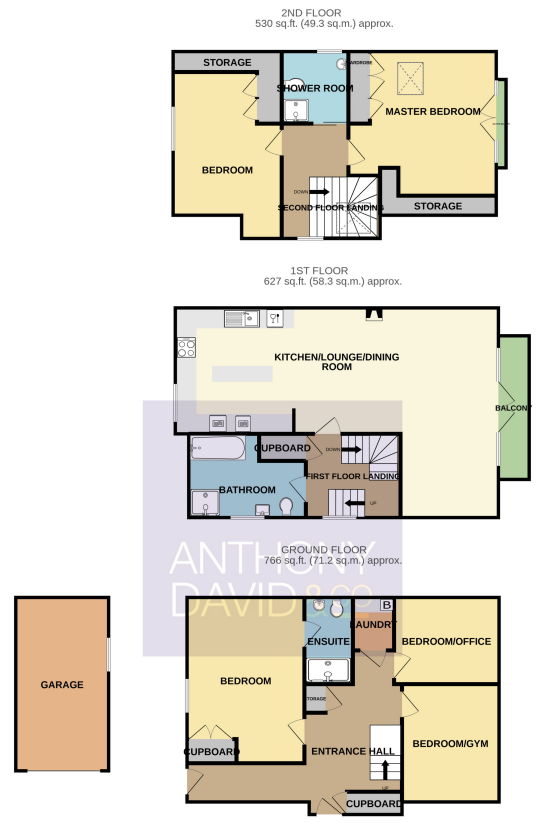
22a Sterte Esplanade, Poole, Dorset BH15 2BA

Freehold £795,000 Freehold

**** SPECTACULAR UNINTERRUPTED HARBOUR VIEWS **** A stunning five double bedroom detached residence ideally situated opposite Holes Bay harbour. Poole Town centre with its array of shopping facilities and central transport links are a short stroll away. This superior home offers bespoke living throughout and internal viewing is imperative to not only appreciate the luxurious living on offer but to fully value the location. Offering over 1770 sq ft over three floors the accommodation comprises: Ground Floor; Three bedrooms, stylish en-suite shower and laundry room. First Floor; 31' open plan contemporary kitchen/diner/lounge with doors to SUN BALCONY with harbour views and family bathroom. Second Floor; two bedrooms and shower room. Externally the property boasts a good sized rear garden being mainly laid to lawn with raised patio housing a hot tub. To the front the driveway provides off road parking for numerous vehicles which in turn leads to a detached garage. Further features of this exceptional home include: feature staircase, wood burner to lounge, integrated appliances to kitchen, built-in hot tap and Hide & Slide oven with heating draw, blue tooth speakers to top floor bedrooms, Denon amps, CCTV and much much more. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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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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Entrance Hall Doors to

Bedroom 16' 2" x 11' 5" (4.93m x 3.48m)

En-Suite Shower 8' 5" x 4' 8" (2.57m x 1.42m)

Bedroom/Gym 11' 6" x 9' 5" (3.51m x 2.87m)

Bedroom/Office 12' 3" x 10' 2" (3.73m x 3.10m)

Laundry Room 5' 2" x 4' 0" (1.57m x 1.22m)

First Floor Landing 9' 1" x 7' 10" (2.77m x 2.39m)

Open Plan Lounge/Kitchen/Diner 31' 4" x 20' 5" (9.55m x 6.22m)
max

Bathroom 11' 4" x 7' 8" (3.45m x 2.34m)

Second Floor Landing 11' 6" x 9' 2" (3.51m x 2.79m)

Master Bedroom 15' 9" x 14' 3" (4.80m x 4.34m)

Bedroom 18' 2" x 10' 6" (5.54m x 3.20m)

Shower Room 6' 11" x 6' 6" (2.11m x 1.98m)

Detached Garage 16' 11" x 9' 0" (5.16m x 2.74m)

Driveway Ample off road parking

Garden Enclosed

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		85	70
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.