

**Arne View, 1 Napier Road, Hamworthy, Poole,
Dorset, BH15 4LX**



HEARNES

WHERE SERVICE COUNTS

Arne View, 1 Napier Road, Hamworthy, Poole, Dorset, BH15 4LX

FREEHOLD £525,000

Set on a quite amazing plot is this detached 3/4 bedroom, 3 bathroom chalet bungalow with a 100ft rear garden and double garage and views from the first floor there over the rooftops of the harbour and out to the Purbeck Hills beyond. The accommodation includes a good size lounge/diner with doors out to the garden, kitchen/breakfast room, 3 bedrooms with an ensuite shower room and family bathroom on the ground floor and a further bedroom and en suite shower room on the first floor. The property lends itself to having a roof extension (subject to planning) making it a highly desirable property and a place to enjoy the harbour views. Added benefits include gas heating via radiators, double glazing extensive driveway providing parking for numerous vehicles including space for a boat/caravan and a double garage. The rear garden is beautifully stocked with many established plants and a doorway leads to a rear section where there is a disused swimming pool under a large sun deck which could of course be reinstated, and currently makes a lovely entertaining area.



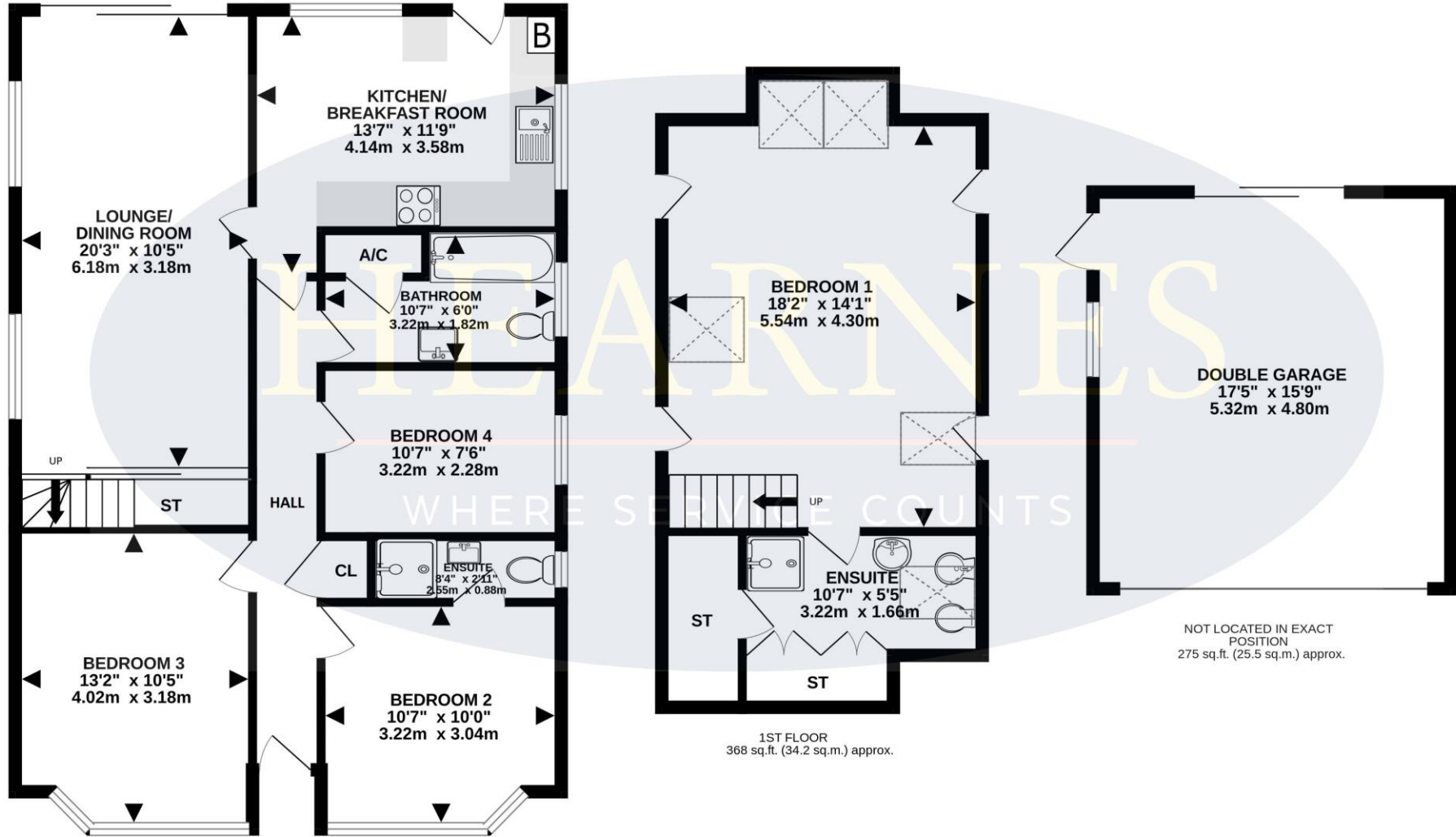
- Detached 3/4 bedroom, 3 bathroom chalet bungalow with huge potential for extension like many others in the road (subject to planning permission)
- Very good size south westerly facing private rear garden, measuring approximately 100 x 40' with an area of established foliage and paths, a second area where there is a large timber deck, ideal for entertaining (under which is a disused swimming pool)
- Distant sea views from the first floor bedroom
- Sought after location with so many areas of natural beauty on your doorstep
- Driveway leading to double garage with extensive hard standing
- Extensive parking space including space for a boat/caravan
- Kitchen fitted with oven, hob, extractor and integrated fridge and freezer.
- 3 ground floor bedrooms (one is used presently as a second sitting room) en suite shower room, family bathroom and first floor bedroom with en suite shower room.
- Gas central heating via radiators; double glazing.

Napier Road is moments from Lake Yard Yacht Club where Lake Yard's waterfront restaurant & bar take advantage of some spectacular harbour views and also provides easy access for boat owners and crews to the dock and harbour. Hamworthy Beach is also moments away which is set in an attractive harbourside park of 26 acres, having panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. The railway station and Upton Country Park are within a mile.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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
849 sq.ft. (78.9 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
275 sq.ft. (25.5 sq.m.) approx.





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