

Selworthy Close, Whitecliff BH14 8DR

Guide Price £595,000 Freehold

MAYS
ESTATE AGENTS





**Approximate boundary outline - refer to
Land Registry for official Title Plan**

Property Summary

A three-bedroom semi-detached home with an incredibly generous corner plot, moments from well regarded local schools and Whitecliff Harbourside Park. Forming part of a small cul-de-sac of similar homes, the property presents huge potential for enlargement and tremendous potential for buyers to personalise and create the perfect environment for their next home. The outstanding garden plot to the rear provides a superb degree of privacy and there is further space to the side of the house allowing for a detached garage.



Key Features

- Entrance hallway and enclosed porch
- Living room to the front elevation
- Dining room with doors to an entertaining patio
- Modern fitted kitchen opening to the garden
- Three bedrooms
- Modern family bathroom
- Tremendous potential for extension (STPP)
- Large rear garden with mature planting
- Detached garage
- Gated driveway and off-street parking
- No forward chain



About the Property

On entering the property there is a useful enclosed porch that leads to the entrance hallway. The living room is situated to the front of the property and overlooks the enclosed garden. There is a separate dining room to the rear that has doors which open to the rear garden. The kitchen is sensibly located next to the dining room and is fitted with a range of modern units. To the first floor, there are three bedrooms which are serviced by a family bathroom which has a modern suite.

To the front of the property, the gated driveway provides off-street parking for several vehicles and leads to the detached garage. The garden to the front is mainly laid to lawn and mature hedging provides good screening. Gated side access leads to the rear garden which is also mainly laid to lawn with mature planting throughout. There is a large entertaining patio that overlooks the rear garden.

The plot extends in a triangular fashion and is particularly wide. For this reason, there is huge scope for extension (subject to any relevant planning permissions) and many other similar homes within the cul-de-sac have benefited from extensions.

A super opportunity to acquire a family home with a quiet, peaceful and private address moments from the open water of Poole Harbour and local amenities.

Tenure: Freehold

Council Tax Band: D (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

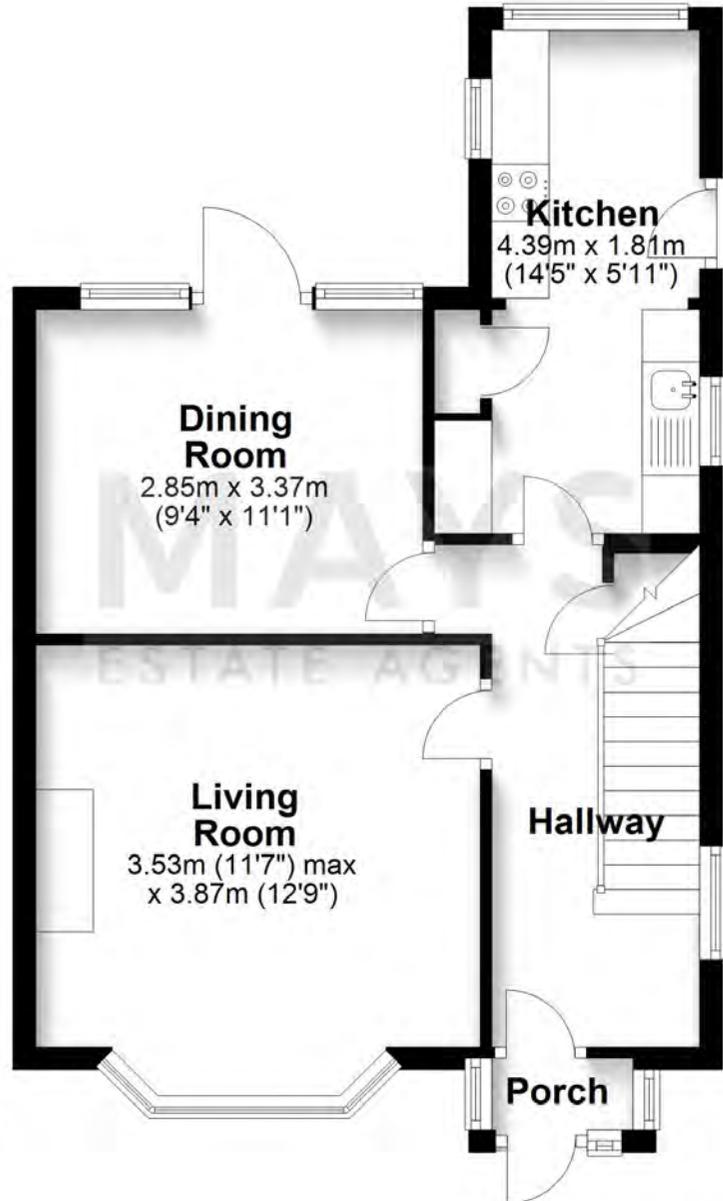
Broadband & Mobile Signal: Refer to Ofcom website

Agents note: Aerial photograph shows approximate outline of the plot - please refer to Land Registry for Title Deeds.

Mays are part of the Property Ombudsman Scheme TPO - DO3138

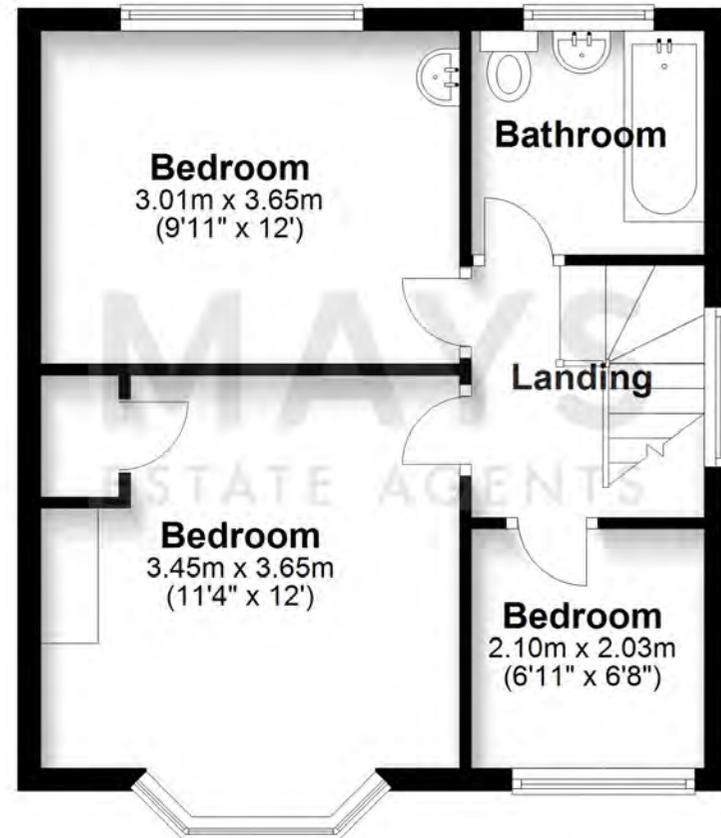
Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside Park being close by. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also near Lilliput and Ashley Cross villages.

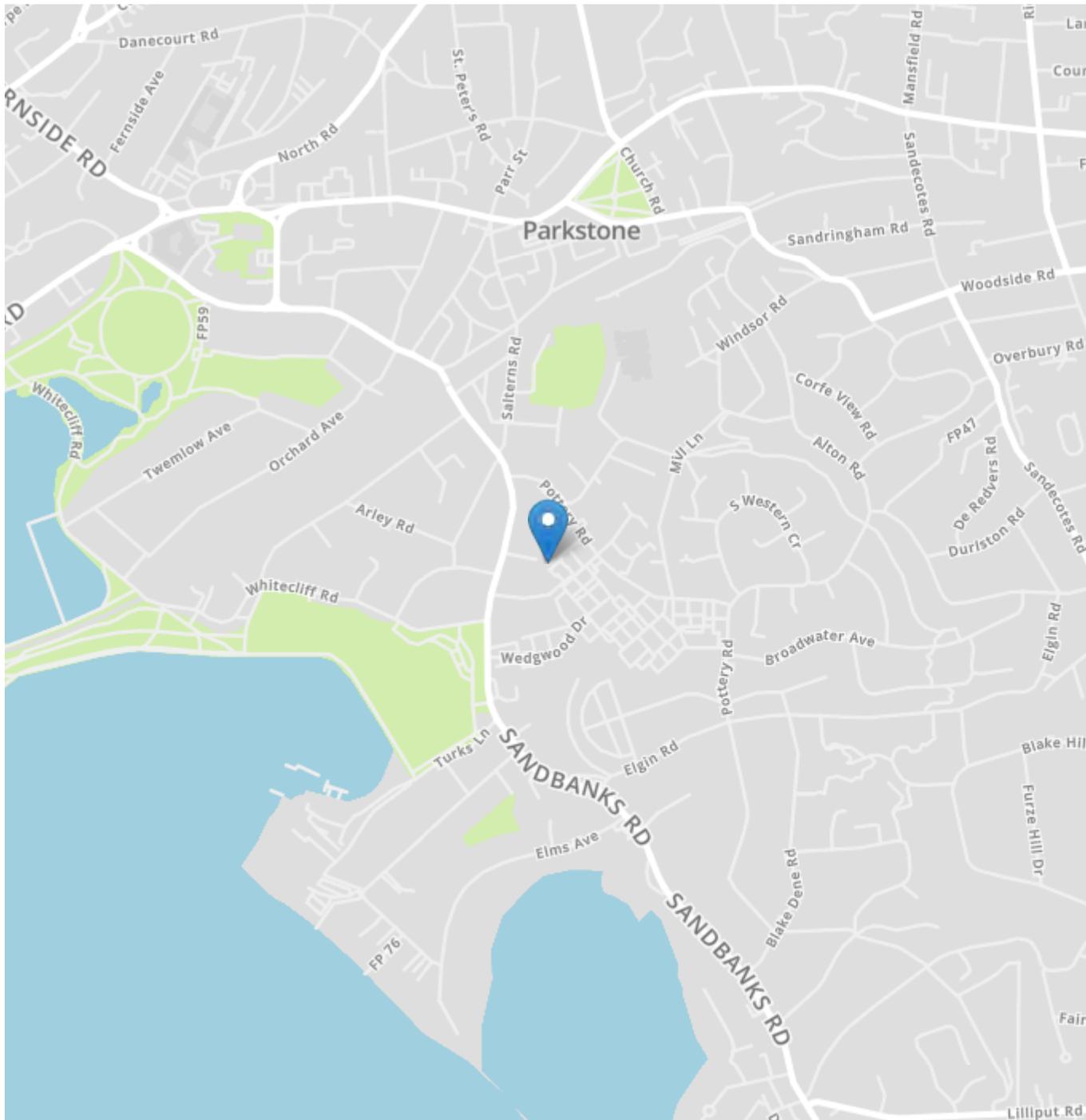


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We 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.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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