



**23 Napier Road, Hamworthy, Poole,
Dorset, BH15 4LZ**

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FREEHOLD PRICE £525,000

Set one road back from the harbour is this 5/6 bedroom, 2 bathroom chalet bungalow with a 100ft rear garden and garage affording views out to the harbour and Purbeck Hills. Sold vacant, and with no forward chain, this property offers huge potential for extending, like many others in the road. The accommodation includes a good size lounge/diner with doors out to the garden, recently fitted kitchen with integrated appliances, 3 bedrooms with a family shower room on the ground floor and 3 further bedrooms (sloping ceilings) and cloakroom 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, block paved driveway providing parking for numerous vehicles including space for a boat/caravan and a single garage. The rear garden is south westerly facing and 100' in length. It has a generous deck, feature pond, central lawn with well stocked borders, and raised vegetable beds. Truly a garden to get involved in!



- Detached 5/6 bedroom, 2 bathroom chalet bungalow with huge potential for extension like many others in the road (subject to planning permission)
- Flexible and versatile accommodation
- Sold vacant with no forward chain
- Generous 100' x 40' south westerly facing private rear garden
- Distant sea and harbour views
- Recently fitted shaker style kitchen with integrated appliances to include 'hide and slide' oven, induction hob, extractor, dishwasher, full height fridge
- Utility room with space and plumbing for washing machine, dishwasher and chest freezer
- Sought after location with so many areas of natural beauty on your doorstep
- Driveway providing excellent parking and detached single garage
- 3 ground floor bedrooms (one is used presently as a second sitting room and the other as a study)
- Modern, ground floor family shower room and first floor cloakroom
- 3 first floor bedrooms and offering potential for a first floor extension (STP)
- 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.



COUNCIL TAX BAND: E

EPC RATE: B

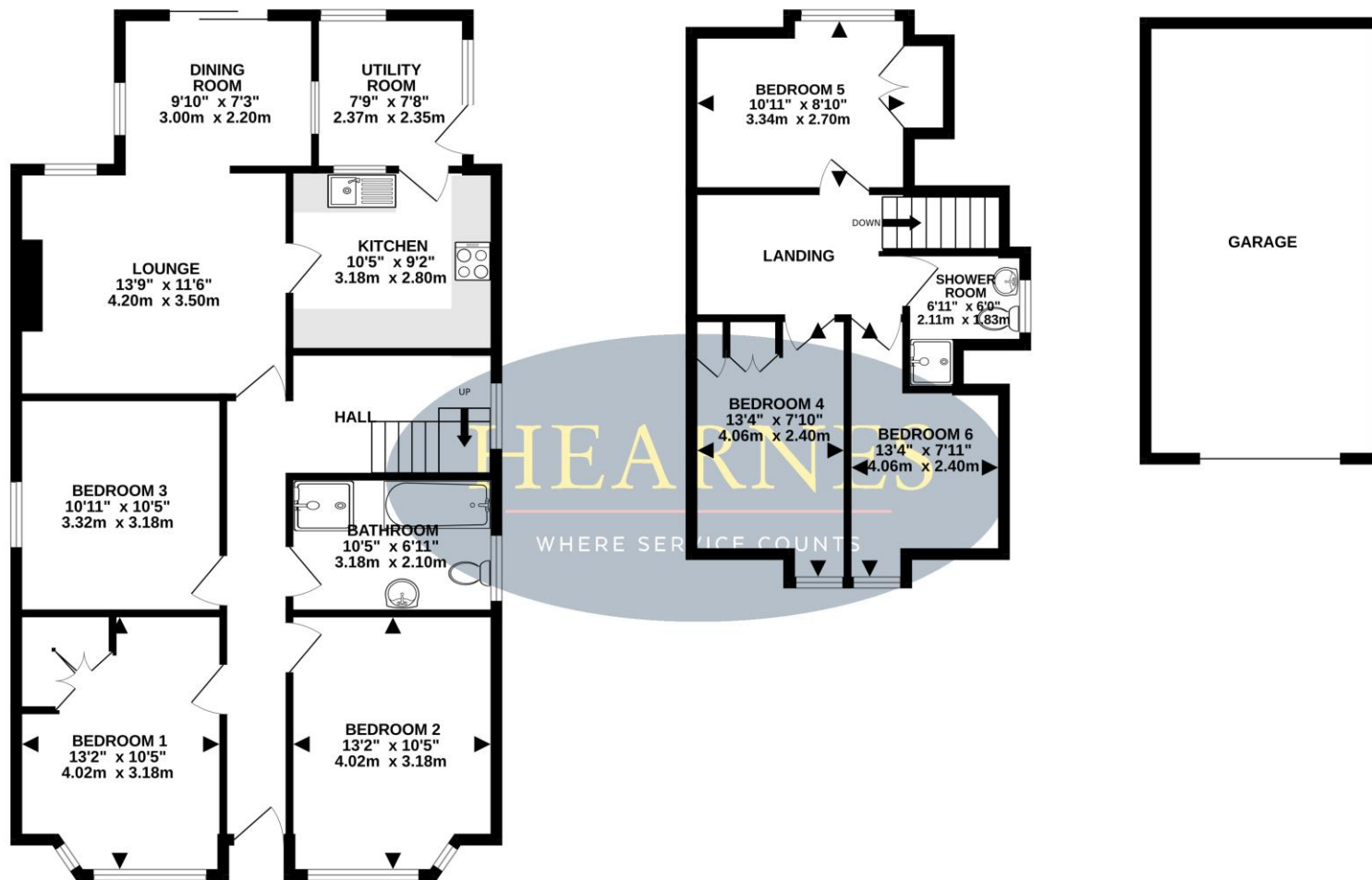
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.

259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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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