



Tideway Beach Road, Upton, Poole, Dorset, BH16 5NA

Asking Price £1,100,000

- Four/Five Bedrooms
- Direct Harbour Views Over Lyttchett Bay
- Integrated Garage
- Huge Potential
- Option to Buy Additional Garden Space
- Detached Family Home
- Expansive Private Rear Garden
- Four Bathrooms
- Incredible Opportunity
- No Forward Chain!

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No Forward Chain! An incredible opportunity to acquire a spacious family home with huge potential and direct, uninterrupted views out over Lytchett Bay towards Poole Harbour.



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D

Council Tax Band: F



Beach Road

Available for the first time in nearly 30 years, this beautifully maintained and much-loved detached waterside home presents a unique opportunity to acquire a substantial property in an enviably peaceful setting. Nestled near the end of a private no-through road and set within a generous plot, this home combines space, tranquillity, and outstanding views.

Step inside and you're welcomed into a spacious entrance hall that flows effortlessly into a lounge/dining room and onward into a bright conservatory—perfect for relaxing or entertaining. From here, enjoy uninterrupted views over the subtly raised decking, landscaped lawn, and beyond to the serene waters of Lytchett Bay, an inlet of Poole Harbour.

The ground floor also includes a well-appointed kitchen/breakfast room, a versatile study/utility room, two double bedrooms (one with en-suite), and a family shower room.

Upstairs, a spacious landing opens into a stunning open-plan living space designed to fully absorb the panoramic bay views. With direct access to a full-width balcony, this room offers an exceptional vantage point and could easily be reimagined as a spectacular principal bedroom suite if desired. Two further double bedrooms are located on this floor, both benefiting from their own en-suite facilities.

The generous front driveway provides ample off-road parking and leads to an integral garage and a covered car port. Additionally, there is an exciting opportunity to further extend the garden and enhance privacy by purchasing an adjacent plot of land—details available on request from the agent.

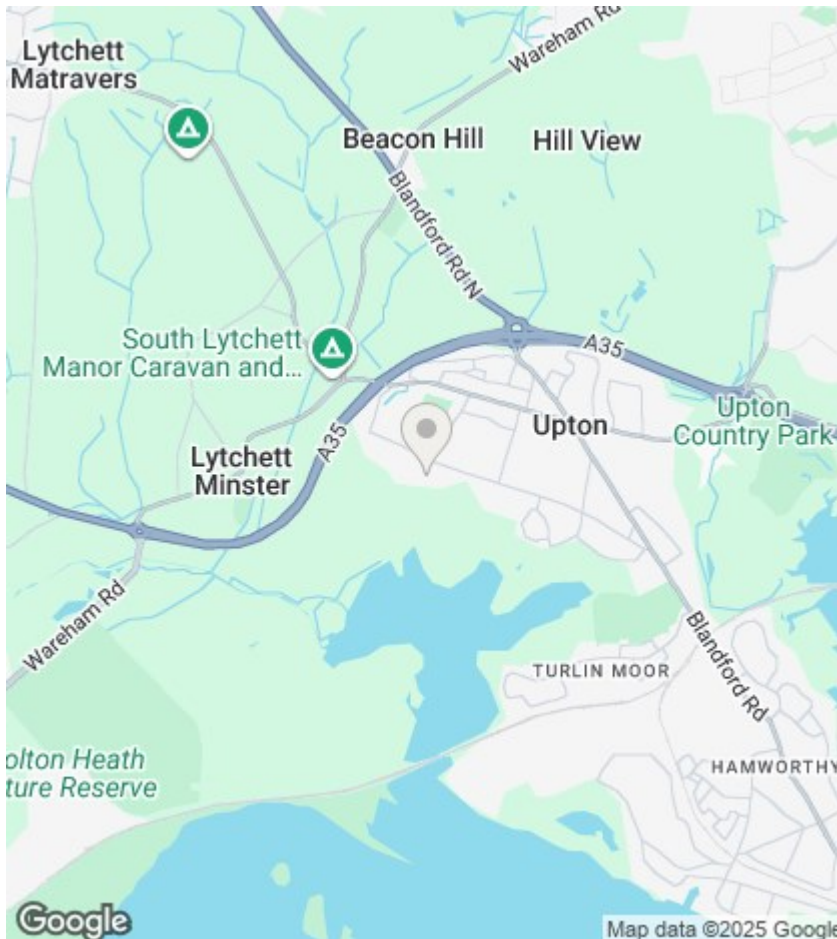
Set amidst nature, the property enjoys easy access to scenic walking routes and the popular Upton Country Park—perfect for families, dog owners, and outdoor enthusiasts alike. Local shops and amenities are close by in Upton, while Poole town centre is just a short drive away, offering a wide range of shopping, dining, and leisure facilities. Excellent transport links via the A35 and A31 provide convenient access to

destinations further afield.

This exceptional home is offered with no forward chain and is available to view now. A truly delightful residence in a spectacular coastal location. For more information, or to arrange a viewing, please contact our Upton Office.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

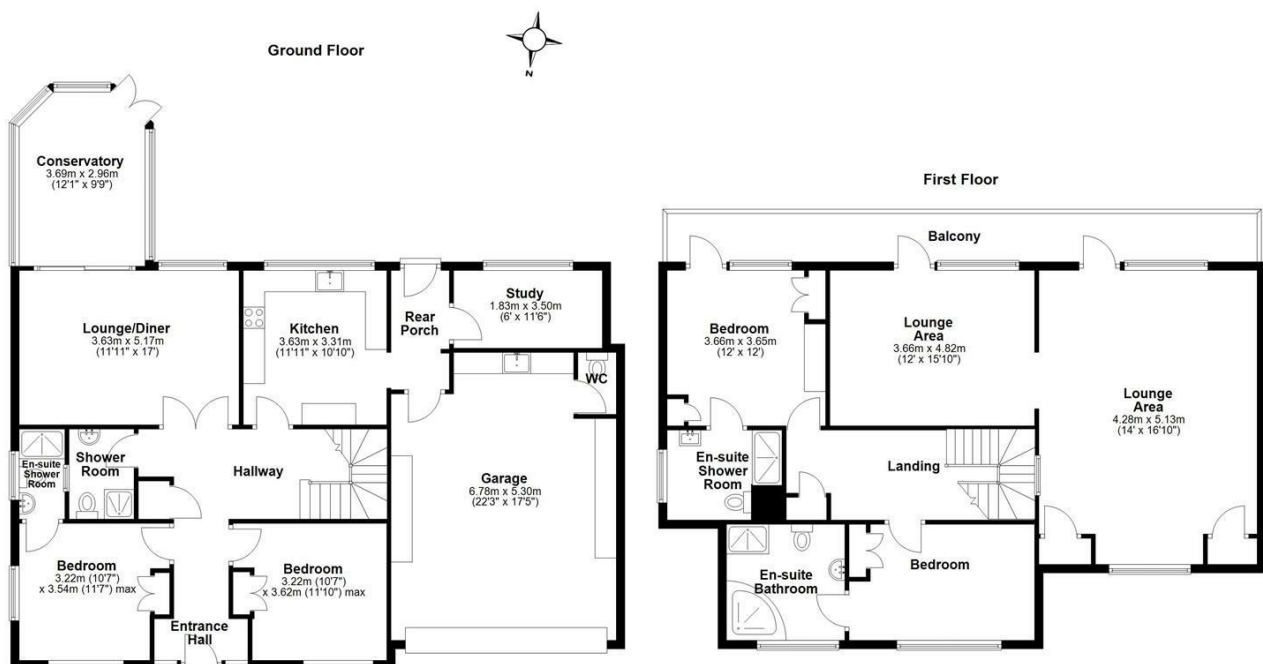
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.