



The Beach House, 18 Strand Street

Old Town, Poole, Dorset, BH15 1SB



£595,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



THE BEACH HOUSE

OLD TOWN POOLE

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

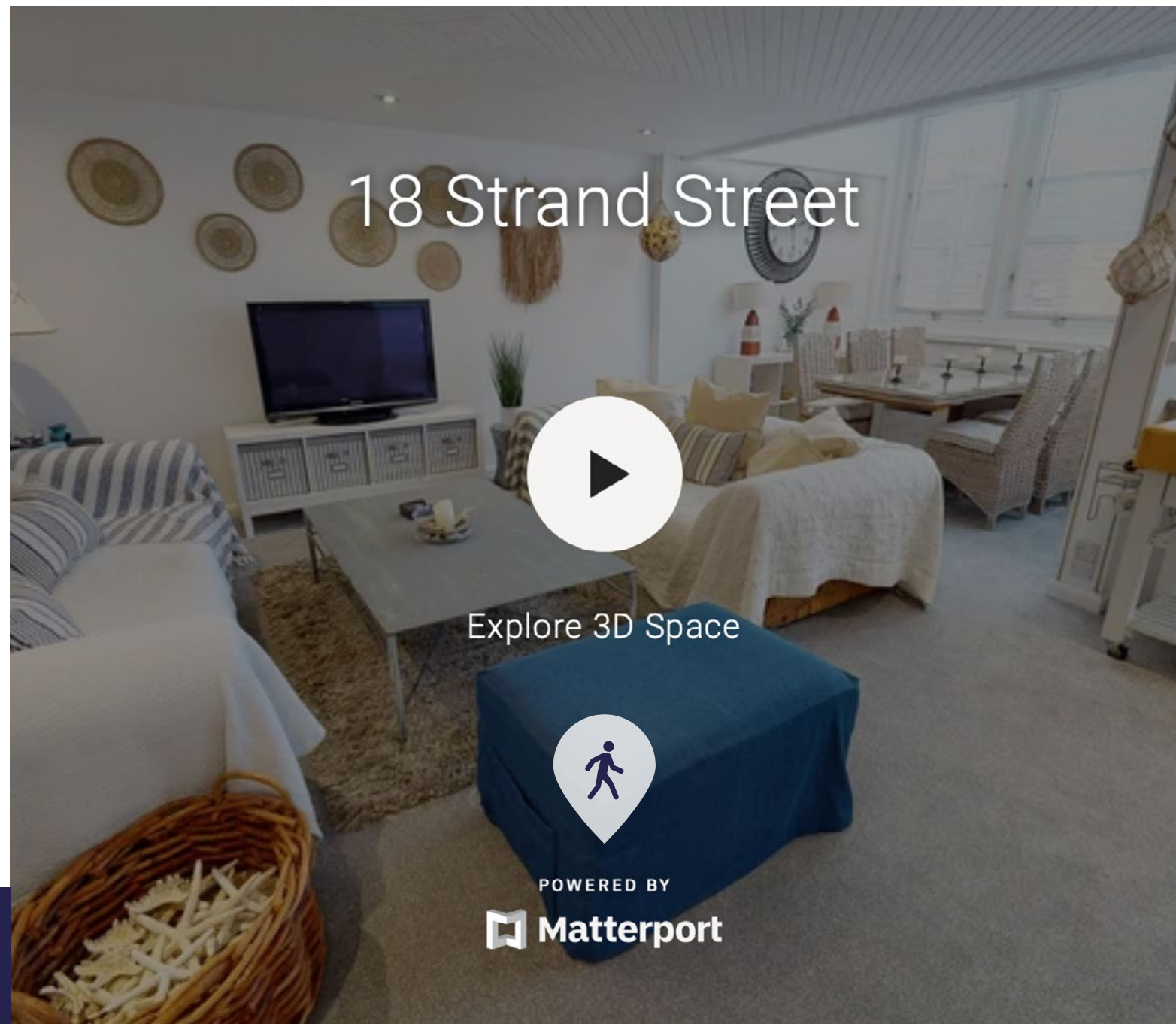
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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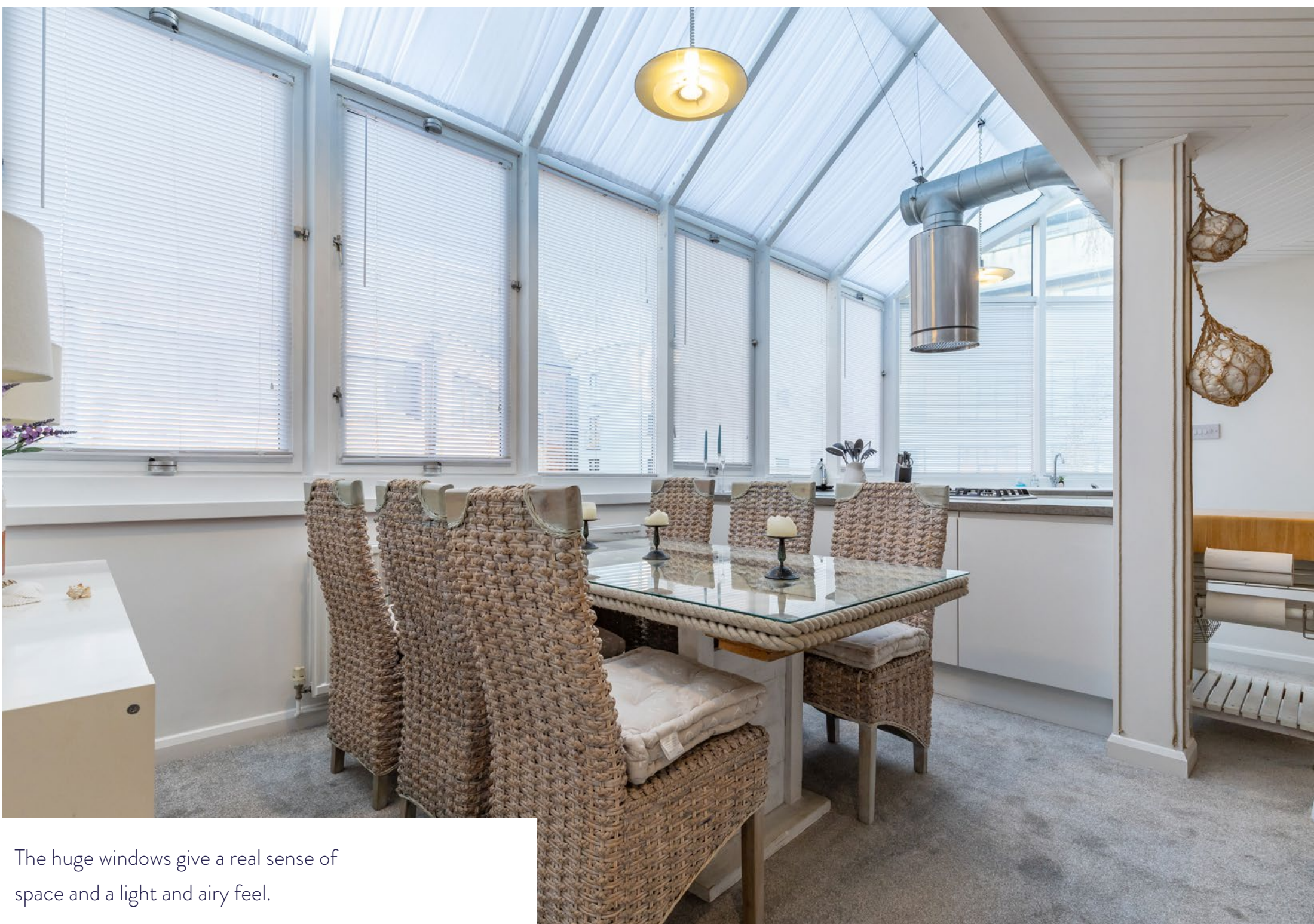




This unique home is full of character and standout features.



The open plan living space is flooded with natural light.



The huge windows give a real sense of space and a light and airy feel.



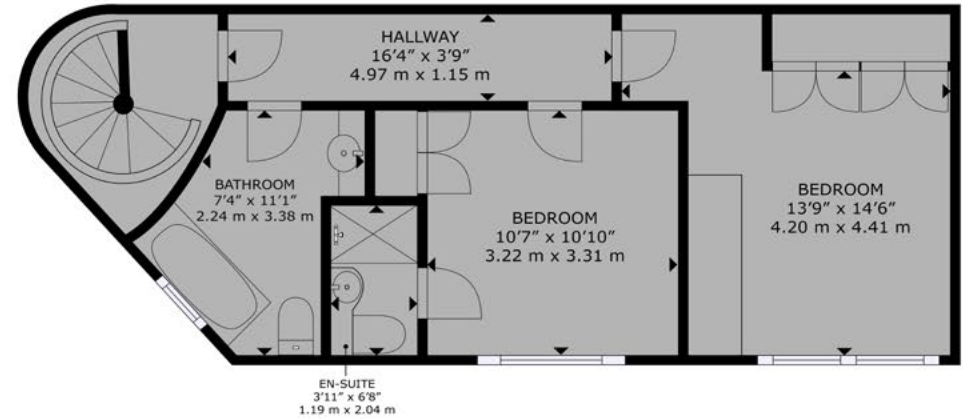
The industrial styling is perfectly complimented with a beachy seaside feel.



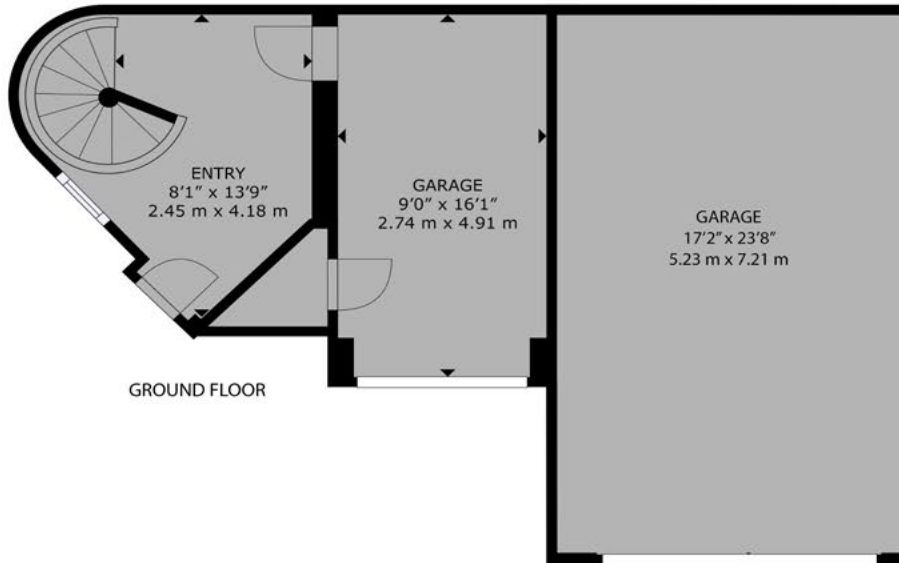


There are three double bedroom and three bathrooms.

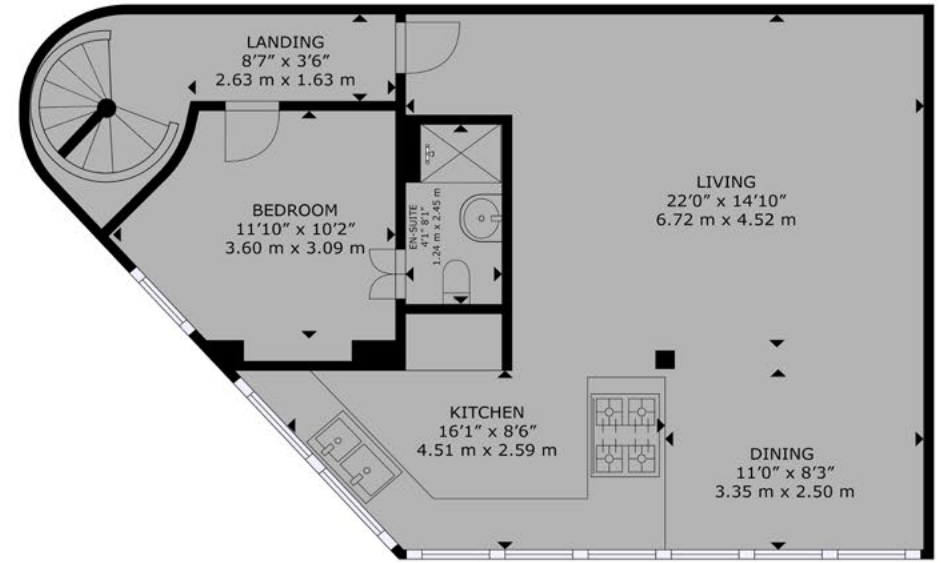
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 128 sq. ft, 12 m², FIRST FLOOR: 794 sq. ft, 73 m², SECOND FLOOR: 571 sq. ft, 53 m²
 SINGLE GARAGE: 164 sq. ft, 15 m² DOUBLE GARAGE: 406 sq. ft, 37 m²
TOTAL: 2063 sq. ft, 190 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

The Beach House at 18 Strand Street is a striking contemporary style home built in the 1980s tucked away on a no through road between Poole Quay and the High Street in Old Town Poole. Whether used as a holiday home or a main residence the location could not be more perfect to enjoy the many excellent attractions that this vibrant area has to offer.

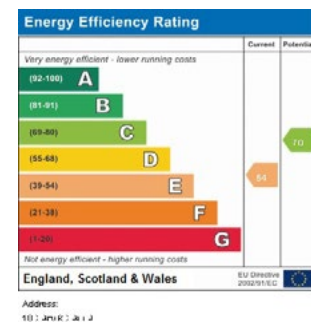
Sitting on a corner plot with a magnificent glass fronted first floor the house has great curb appeal. At ground level there is both a double integral garage as well as a single integral garage and the main entrance with a spiral staircase leading to the first floor. The first floor is flooded with light from the glass front and the kitchen is open to the dining/living area. There is a bedroom on this level with an en suite shower room.

The second floor has two additional double bedrooms (one of which also has an en suite shower room) and a family bathroom. The home has a fresh, breezy feel and is beautifully presented throughout. There is on onward sales chain.

- Contemporary detached house
- 3 double bedrooms
- 3 bathrooms
- Open plan kitchen / dining / living
- Double and single integral garages
- Beautifully presented throughout
- Old Town Poole
- Short stroll to Poole Quay
- Close to High Street in Old Town Poole
- No onward sales chain

Guide Price:	£595,000
Tenure:	Freehold
Stamp Duty:	Main Home £17,250* Additional Home £35,100* (*based on guide price)
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	Band E (2022/2023 £2,381.18)

EPC:



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We would love to see you
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Property ref: 0744



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.