



**ATHERTONS**  
ESTATE & LETTING AGENTS  
EST. 1985

**55 Coles Avenue, Hamworthy, Poole, BH15 4HJ**

Guide Price **£300,000**



This stunning family home is in the highly desirable Hamworthy area, just a short stroll from the picturesque Hamworthy Park and Beach. Thoughtfully designed for comfort and convenience, the property welcomes you with a bright and inviting entrance hallway leading to a beautifully appointed kitchen/breakfast room. The spacious lounge provides the perfect setting for relaxation and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, including a master suite with an en-suite WC. The stylish family bathroom features a luxurious jacuzzi bath, ideal for unwinding after a long day. The home also benefits from modern double glazing and efficient central heating, ensuring year-round comfort.

Externally, the property impresses with generous off-road parking, an easily maintained rear garden, and a detached 20' x 17' games room—perfect for various uses.

Adding to its appeal, this fantastic home is offered with no onward chain, making for a seamless and stress-free move.





Hamworthy is a scenic suburb of Poole, Dorset, England, on a peninsula bordered by Poole Harbour, Holes Bay, and Lytchett Bay. Historically a Roman settlement known as Moriconium, it has evolved from an industrial hub to a desirable residential area, offering a blend of natural beauty, rich history, and modern conveniences.

Hamworthy boasts several parks and green spaces, with Hamworthy Park being a notable highlight. This park features a sandy beach, expansive lawns, a children's paddling pool, and a play area, making it a popular spot for families and outdoor enthusiasts.

The park's café provides refreshments, and the nearby beach huts add to its charm.

Hamworthy's history dates back to the Iron Age and Roman era, serving as a supply port for the Second Augustan Legion around 43 AD.

The Romans established a settlement named Moriconium, utilising Poole Harbour for trade and military operations. Hamworthy is well-connected by rail, with Hamworthy railway station offering regular services to London Waterloo via the South West Main Line.

Council Tax band: B

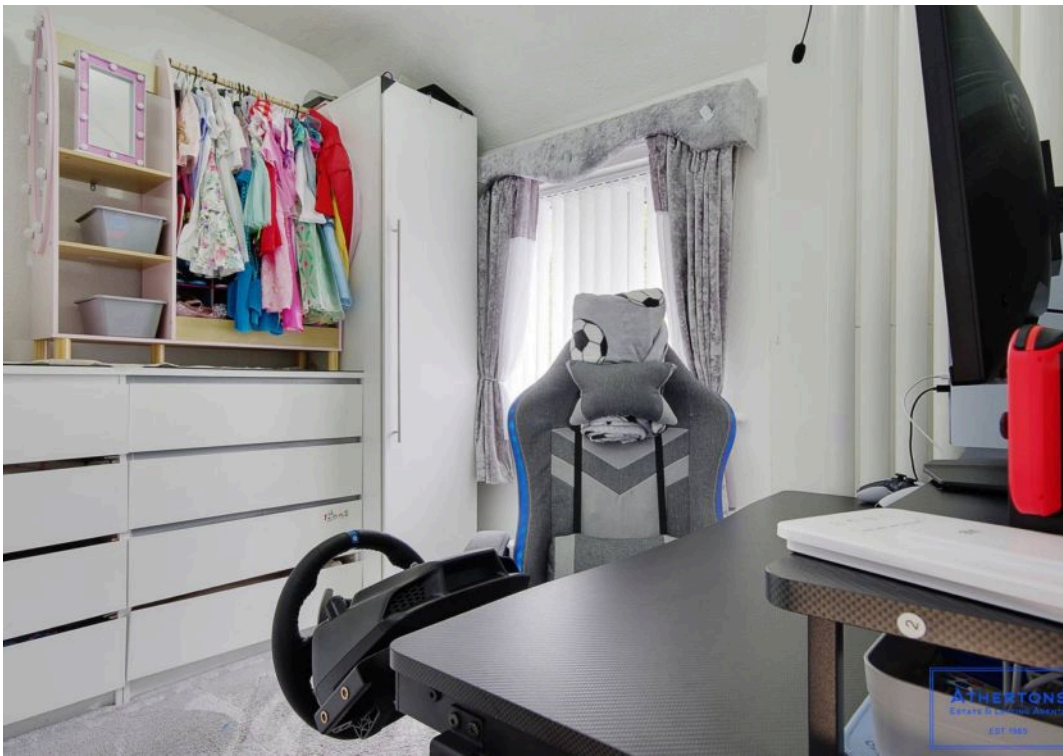
Tenure: Freehold

EPC Energy Efficiency Rating: C

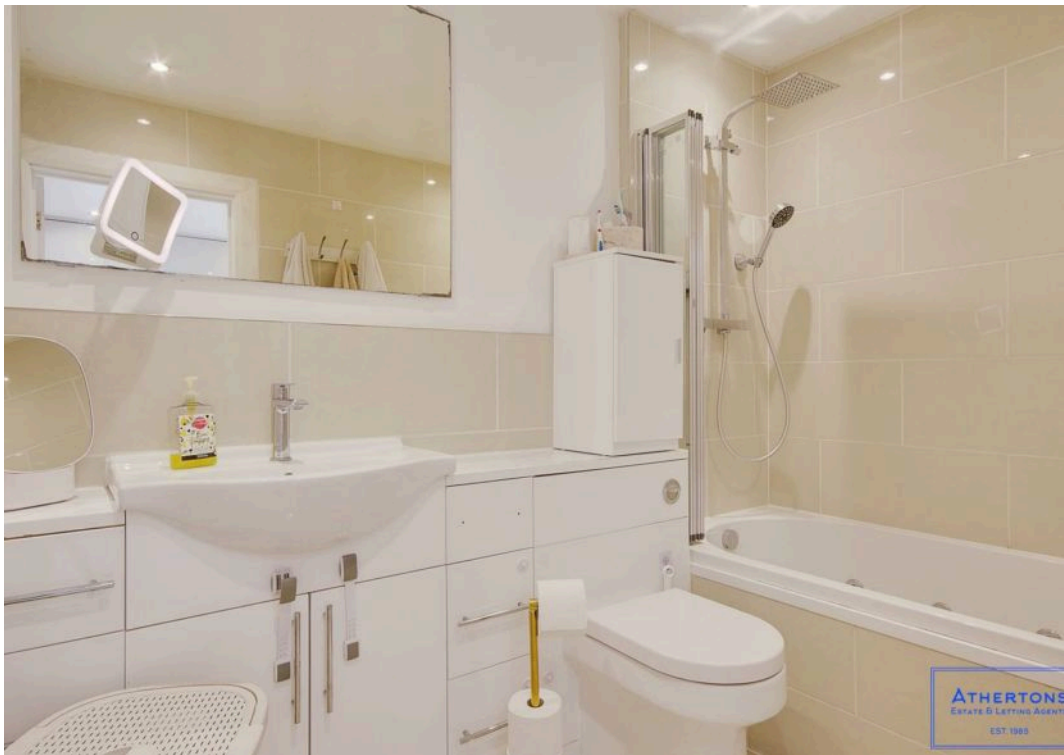




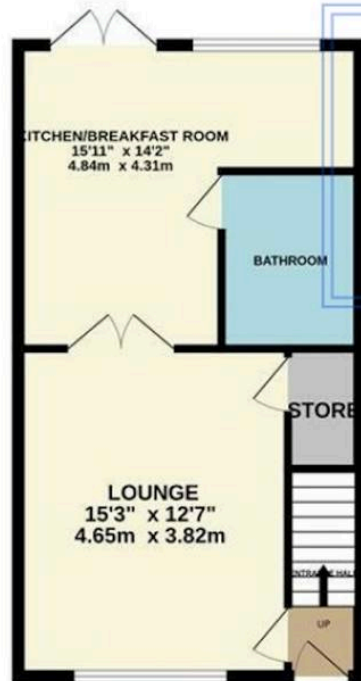
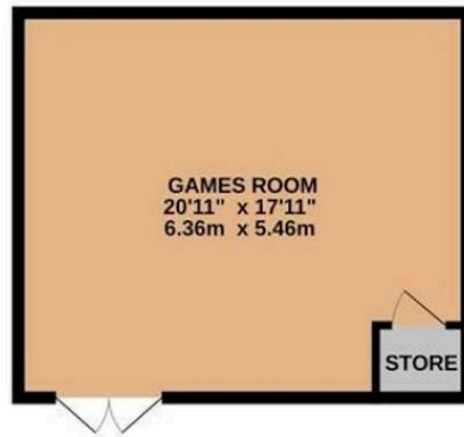












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TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.

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





## Athertons Estate Agents

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