



ATHERTONS
ESTATE & LETTING AGENTS
EST. 1985

34 Sterte Esplanade, Holes Bay, Poole, BH15 2BA

Offers Over £500,000



34 Sterte Esplanade

Holes Bay, Poole

Guide Price: £500,000 – £525,000. This substantial character home offers around 1,750 sq. ft. of accommodation and combines timeless charm with modern living, and enjoys an enviable outlook over a protected nature reserve and the tranquil waters of Holes Bay in Poole Harbour.

Originally built in 1903, the house has been tastefully re-styled and comprehensively updated in recent years. Enhancements include a contemporary kitchen, two beautifully appointed shower rooms, redecoration, new flooring, and bespoke fitted wardrobes to all three generously proportioned bedrooms. While updated for modern comfort, the property retains period elegance, with high ceilings, large sash-style windows, picture rails, and detailed architraves. A welcoming hallway leads to a cloakroom/WC, further enhancing practicality.

The outside space is equally impressive. The sizeable rear garden features a large sun terrace, exterior lighting, water supply, summer house, and storage shed, all enclosed within well-defined boundaries. To the front, a west-facing patio offers the perfect spot for evening sun, while the lower garden provides off-road parking for up to three vehicles, with convenient side access linking both areas.



Holes Bay forms part of the renowned Poole Harbour, one of the world's largest natural harbours. A designated conservation area, it provides a haven for wildlife and offers ever-changing views across tidal waters and protected nature reserves.

With scenic footpaths and cycle routes along the shoreline, Holes Bay combines tranquillity with convenience, sitting just moments from Poole Town Centre, transport links, and the Quay.

Its unique setting makes it one of the most desirable outlooks in the area, balancing natural beauty with urban accessibility.



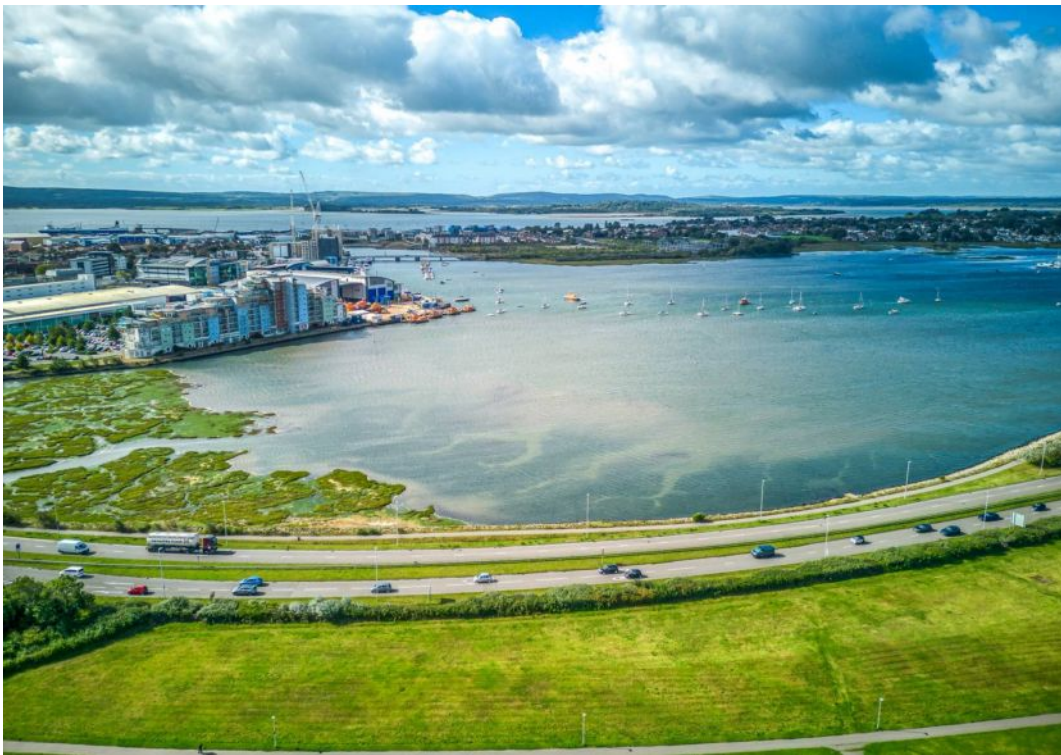


- Stunning Family Residence
- Breathtaking Views Over Holes Bay
- Three Double Bedrooms
- Two Modern Shower Rooms
- Lovely Rear Garden
- Ample Off-Road Parking
- View Our Video Tour
- Visit Instagram, Facebook & YouTube:
[@athertonsstateagents](#)
- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: D









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STUDY/UTILITY
17'0" x 8'0"
5.18m x 2.44m

KITCHEN/BREAKFAST ROOM
17'0" x 12'6"
5.18m x 3.59m

LOUNGE/DINER
29'0" x 12'10"
8.83m x 3.90m

ENTRANCE HALL

BATHROOM
5'6" x 6'6"
1.68m x 1.98m

PORCH
6'6" x 7'6"
1.96m x 2.14m

BEDROOM 3
12'9" x 12'0"
3.99m x 3.66m

BEDROOM 2
12'9" x 12'6"
3.91m x 3.93m

BEDROOM 1
15'4" x 10'7"
4.67m x 3.22m

BATHROOM 1
5'6" x 7'0"
1.68m x 2.13m

BATHROOM 2
5'6" x 7'0"
1.68m x 2.13m

LANDING

KITCHEN
10'0" x 10'0"
3.05m x 3.05m

LIVING AREA
12'0" x 12'0"
3.66m x 3.66m

DINING AREA
10'0" x 10'0"
3.05m x 3.05m

HALLWAY
4'0" x 4'0"
1.22m x 1.22m

STAIRS

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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