



STRATTON OAK ESTATES

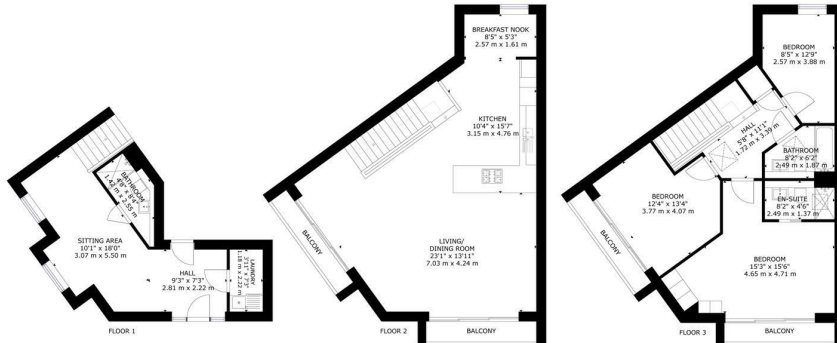


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7a Ballard Road, Poole, BH15 1RA

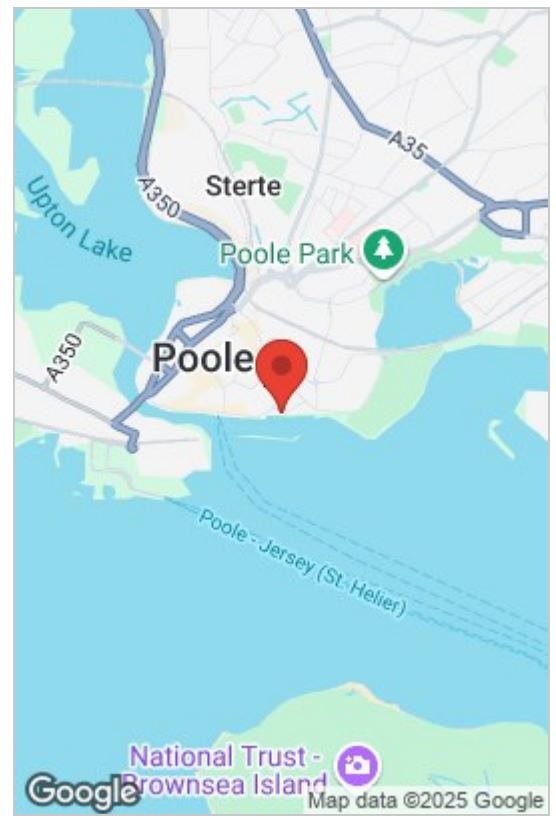
Guide Price £1,000,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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GROSS INTERNAL AREA
FLOOR 1: 319 sq.ft, 30 m², FLOOR 2: 854 sq.ft, 61 m², FLOOR 3: 654 sq.ft, 61 m²
TOTAL: 1627 sq.ft, 152 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



- Stunning Seafront location with panoramic views over Poole harbour from multiple south facing balconies
- Bright open-plan kitchen/living area with integrated appliances, quartz worktops and dual balconies
- Solar panels installed, keeping energy bills low
- Freehold townhouse built in 2021 with 6 years remaining on structural home warranty
- Three spacious double bedrooms including a luxury master en-suite and private balcony
- Underfloor heating throughout, with individual thermostats for year round comfort
- Secure gated parking with undercroft space for 2 cars plus 1 additional allocated forecourt space
- Offered chain free

Exceptional 3-Bedroom SEAFRONT Townhouse with Uninterrupted Views Over Poole Harbour. An outstanding opportunity to own a luxurious, modern 3-bedroom townhouse located directly on the seafront at Poole Harbour. This immaculately presented home boasts breathtaking PANORAMIC views, multiple south-facing balconies, high-spec contemporary interiors, and private gated parking — all just steps from the shoreline. A perfect blend of COASTAL TRANQUILITY and modern convenience.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.