



The Warehouse, 19a Seldown Lane, Poole BH15 1UA

£395,000

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A CHARACTER VICTORIAN WAREHOUSE CONVERSION IN THE HEART OF POOLE TOWN CENTRE - AN IDEAL HOLIDAY LET, LONG TERM LET OR POTENTIAL HMO

The Warehouse is a character property set in the heart of Poole Town Centre, built at the turn of the last century as a warehouse and converted in more recent years to a stylish three storey town house. Cast iron relics of the past can be found high up on the front of the property, as well as in the vaulted ceiling of the lounge, serving as interesting reminders of its former use. Poole town centre offers a wide variety of shops, restaurants and facilities, as well as having a rich maritime history and being within easy reach of miles of sandy beaches. There are also excellent transport links nearby, including mainline rail services to London Waterloo and cross channel ferries. The property is also just moments from the popular Lighthouse arts centre, offering a wide variety of shows and entertainment.

The entrance hall leads through into a spacious open plan kitchen/dining room, fitted with a range of modern base and eye level units and featuring an expansive island area that creates the perfect place for family mealtimes or to entertain friends. Double doors lead to a delightful secluded courtyard garden area, which is an ideal spot to enjoy a peaceful coffee or al fresco meal. The ground floor bedroom (currently arranged as a treatment room) is of a good size and comes complete with an en suite bathroom. A useful cloakroom completes the ground floor accommodation.

To the first floor you will find a welcoming lounge, offering spaciousness and plenty of natural light thanks to its vaulted ceiling and Juliet balcony, yet also offering a cosy and tranquil feel. A further generously sized double bedroom is also found on the first floor and is served by a Jack & Jill bath/shower room, accessed from the bedroom and the first floor landing. To the second floor is a useful study area, with glazed panels overlooking the lounge and former warehouse pulleys. A third double bedroom is also found in this floor. The accommodation is flexible and versatile and would make an ideal owner occupied home or buy to let. For those interested in HMO investments, the third floor study could be converted to a shower room to then offer three en suite bedrooms.

The driveway offers off road parking for two vehicles in tandem, or thanks to the gates at the front this area can even be used as an additional courtyard garden area if desired. This unique and characterful home awaits new occupiers to enjoy all that it has to offer.





KEY FEATURES

- IDEAL HOLIDAY LET / LONG TERM LET / POTENTIAL HMO
 - Three Storey Townhouse with Character Features
 - Former Victorian Warehouse Conversion
 - Set in the Heart of Poole Town Centre
 - Flexible & Versatile Accommodation
 - Three Double Bedrooms & Two En Suite Bathrooms
 - First Floor Lounge with Vaulted Ceiling
 - Modern Kitchen/Dining Room
 - Courtyard Garden & Driveway Off Road Parking
 - Moments from Poole Park & Town Centre Shops









ADDITIONAL INFORMATION

Room Dimensions

Please see floorplan for room dimensions.

Tenure

Freehold

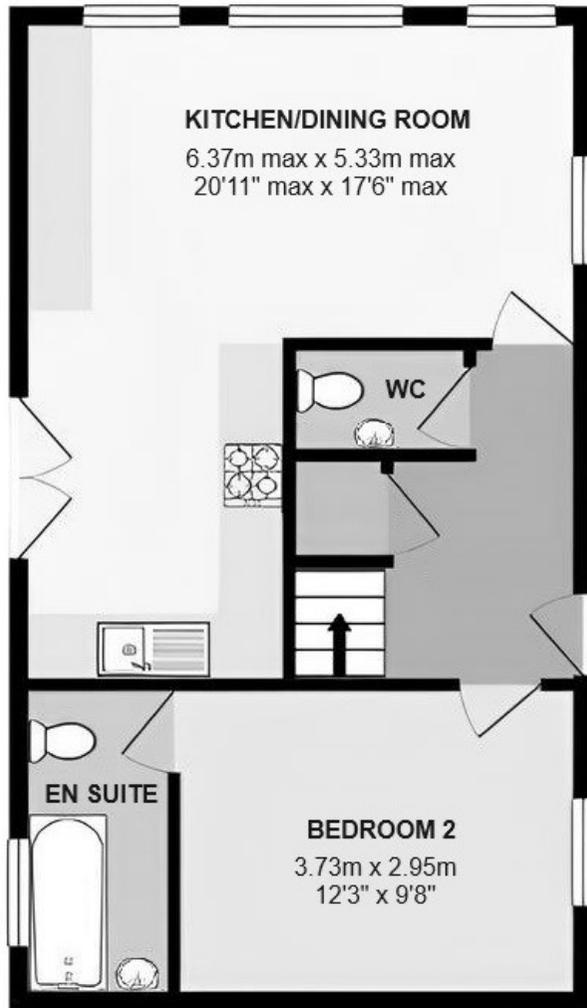
Council Tax

Band E - BCP Council

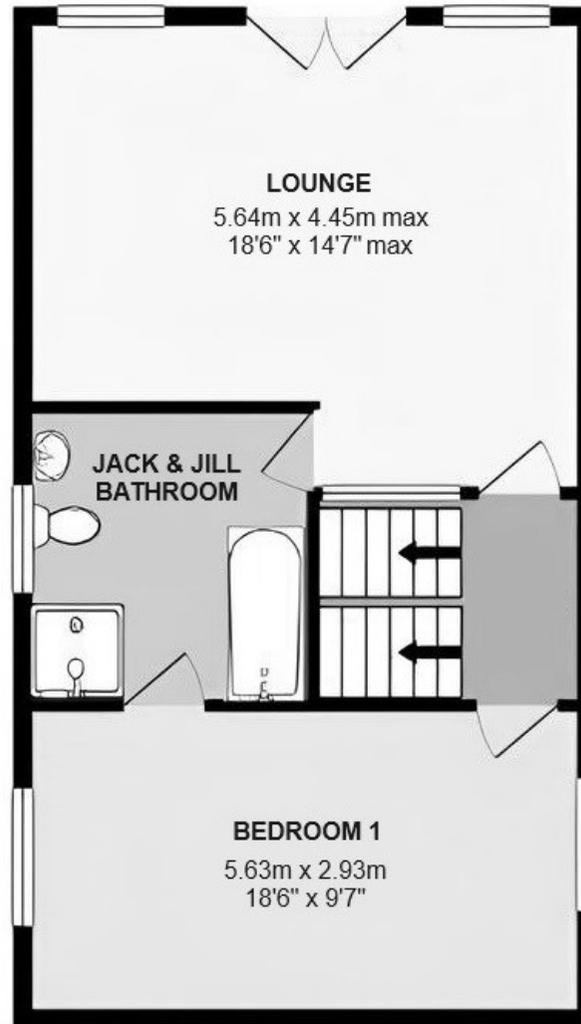


FLOORPLAN

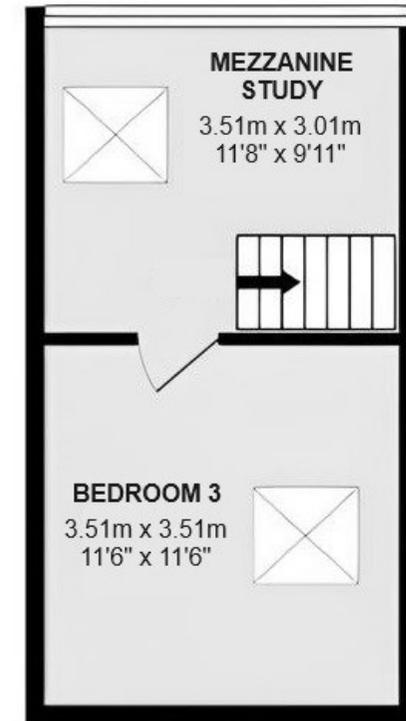
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA
APPROX. 121.2 SQ M / 1,305 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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