



ANDERSON REID  
ESTATES

£2,800 PCM  
SEABREEZE, SHERWOOD AVENUE, HARBOURSIDE, POOLE  
4 BEDROOM DETACHED



## INTRODUCTION

4 double bedroom furnished executive home to rent in a magnificent hilltop position with outstanding views of Poole Harbour and the Purbeck Hills. South facing decked rear garden, integral double garage, laundry room, study area, underfloor heating and 3 bathrooms. The property is in a wonderful location.



- ❖ 4 double bedroom furnished executive home to rent in a premium position with views over Poole Harbour
- ❖ 4500 sq ft plot, 500 sq ft living room, 350 sq ft main bedroom
- ❖ All bedrooms have fitted wardrobes
- ❖ Study area
- ❖ Integral double garage plus off road gated parking
- ❖ AEG appliances in the kitchen
- ❖ Decked rear south facing garden
- ❖ Underfloor heating to the ground and first floors with Drayton thermostat controls and a Glowworm boiler with a pressurised water system.
- ❖ Laundry room, 3 bathrooms plus extra loo
- ❖ Call us to book a viewing or visit our website 24/7

# MAIN DESCRIPTION

4 double bedroom furnished executive home to rent in a magnificent hilltop position with outstanding views of Poole Harbour and the Purbeck Hills. South facing decked rear garden, integral double garage, laundry room, study area, underfloor heating and 3 bathrooms. The property is in a wonderful location.

Drive through the electric gates to a block paved drive with space for 2 cars. The double garage is remote controlled and leads directly into the laundry/utility room. This room has a lot of storage space, as has the adjacent hall which also has a small office area. This lower ground floor area is ideal for your beach/windsurf/kitesurf/bike paraphernalia without going into the main house.

The front of the property with gravel and paving leads to the front door. The hall is beautifully tiled, off which is a 4th bedroom/large office/dining room dependent on your requirements. There is also a loo on this floor. The other 2 rooms on this floor are a magnificent 500 sq ft reception room with room high windows overlooking the South facing decking, and a quality kitchen/breakfast room with AEG appliances, Porcelenosa tiling and a breakfast bar. From the kitchen you have sea views.

Up to the first floor to 3 further double bedrooms, 2 of which have ensuite bathrooms, as well as there being a main bathroom on this floor. The main bedroom is over 360 sq ft and this bedroom and bedroom 2 have wonderful views over Poole Harbour from full height windows.

The back garden is mainly decked for low maintenance and facing South offers a wonderful outdoor space for BBQ's and for children to play safely.

Sherwood Avenue in Lilliput is one of the fastest growing roads in popularity and Seabreeze sits on a premium position in the road.

From here you can walk in under 5 minutes to Whitecliff Park and the edge of Poole Harbour, which is the 2nd largest natural harbour in the world. The park itself is ideal for dog walking and teaching the children how to ride their bikes.

The harbour is haven to all sizes of boat and living here is a temptation to try all the watersports on offer or sit and just watch the exhilarating sight of the kitesurfers and windsurfers in this UK hub for the sports. The harbour is known to be the safest to teach children these watersports.

The area has a strong cycling community with the Purbeck Hills a big attraction and for walkers, Dorset's Jurassic Coast is a key destination. Both are accessed by the quirky chain ferry at the entrance to the harbour. Lazy too is good, as the ferry marks the end of the 7 miles of the area's award winning beaches, of which Sandbanks is the most famous.

For golfers Parkstone Golf Club, in the Top 100 in the UK, is within 2 miles and East Dorset tennis, bowls and croquet club is literally at the end of the road.

Seabreeze is a great location. The shops at Ashley Cross and Lilliput are close at hand with some wonderful places to have fun in. Ashley Cross itself is a lovely community, both family friendly and for entertainment and eateries. On the green, there are regular events: Don't miss the famous 'Party in the Park' and 'Grooves on the Green'.

Other 'must do's' while you live here: Regular visits to Mark Bennett's Patisserie, the local award winning artisan baker and the best sausage rolls in the universe. A Friday night out at Mr Kyps, famous locally for great tribute bands. A Sunday morning breakfast at The Bateau. And a special meal at the OX with a drink first at the Bermuda Triangle.

In the area there are so many great places to eat: all along the beach, in Lilliput itself, up in Canford Cliffs village, and for wedding anniversaries, the treat is the new Rick Stein restaurant on the harbour's edge.

The local schools are excellent. At primary level there is Lilliput 1st School and Baden Powell & St Peters. At secondary level, St Edwards and Parkstone Grammar. These are all highly rated by Ofsted. Just down the road is a pickup point for the private schools of Dumpton, Castle Court, Clayesmore, Bryanston and Canford. Lilliput medical centre is closeby and Poole Hospital is less than a mile away.



# MAIN DESCRIPTION

Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, Barclays International, the RNLI and Merlin Entertainments all in the conurbation.

And travel out of the area is well catered for. You can walk to Parkstone railway station, where there are direct routes to London and Manchester. It is a couple of miles to the Wessex Way where there is at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is the fastest growing in the UK. And of course from Poole Harbour ferries run to France and the Channel Islands.

A contemporary large family property to rent in a great location.

## Additional Information:

- Property available to view and for occupation immediately(after referencing)
- Council Tax Band G: £2529.75 payable
- Virgin Media and Sky TV and broadband available
- Sorry no pets
- Sorry no smokers
- Sorry no DSS
- Tenancy Admin fee: £650
- Deposit required: £4200

# ROOM DESCRIPTIONS

Entrance Hall - 5.09m x 2.33m (11.8 sqm)

The entrance hall has underfloor heated Porcelanosa tiled floor. Double glazed window to the side of the front door with fitted venetian blinds. Ample amount of storage units and cupboards. Inset spotlights above.

Living Room - 6.81m x 7.29m (49.6 sqm)

The living room has neutral fitted carpets with inset spotlights and a designated light fitting for dining space. Double glazed full height glass sliding patio door gives access to decking and floods the room with light. Curtains on electric track and pelmet. Underfloor heating, electric feature fireplace, wall inset TV and virgin media sockets. Fitted storage and display units cover the back wall .

Kitchen - 4.23m x 3.7m (15.6 sqm)

The kitchen has underfloor heated Porcelanosa tiled floor with inset spotlights above. Double glazed bay window to the front aspect and a large double glazed window to the rear aspect, both with venetian blinds. The kitchen units are a mix of wood and stainless steel finishes with granite effect worktops, under cabinet lights and a centralised white breakfast bar. Fitted AEG branded appliances include a coffee machine, microwave, oven, burner gas hob, extractor fan and dishwasher. The kitchen also houses the Glow worm boiler.

WC -1.73m x 0.93m (1.6 sqm)

The WC on the ground floor has underfloor heated tiled floor and walls, all Porcelanosa. Inset spotlights and an

obscure double glazed window with fitted venetian blinds. Hidden cistern toilet and washbasin with unit below.

Landing - 5.09m x 2.8m (14.2 sqm)

The stairs and landing to the first floor have fitted carpets, with overhead inset spotlights. Tiled ledge over the stairs with a double glazed window. Underfloor heating. The stairs and landing have varnished wood and glass banisters.

Master Bedroom - 6.81m x 4.93m (33.5 sqm)

The master bedroom is a double bedroom with fitted carpets , with inset spotlights overhead. Double glazed full height glass outer wall overlooking Whitecliff park. Curtains on electric curtain track and pelmet. Fitted cupboards and large fitted wardrobe units. Underfloor heating.

Ensuite Shower Room - 3.44m x 1.74m (5.9 sqm)

Tiled floor and walls. Inset spotlights and extractor fan above. The multi head power shower has a glass block wall divide. Hidden cistern toilet, bidet and washbasin with a wood unit and lighted mirror above. Large mirrored cabinet , chrome towel radiator. Under floor heating.

Bedroom 2- 3.75m x 3.15m (11.8 sqm)

Double bedroom with fitted carpets, with overhead inset spotlights. There is a double glazed full height corner window with harbour views and fitted pull string curtains and pelmet. Underfloor heating, fitted wardrobe and dresser unit.



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ESTATES

## SALES | LETTINGS | MANAGEMENT

BOURNEMOUTH OFFICE:

POOLE OFFICE:

LILLIPUT & SANDBANKS OFFICE:

808-810 Christchurch Road, BH7 6DF

131 Penn Hill Avenue, BH14 9LY

296 Sandbanks Road, BH14 8HX

01202 429 858

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# ROOM DESCRIPTIONS

## Ensuite Bathroom - 3.75m x 1m (3.7 sqm)

The en suite bathroom to bedroom 2 has a tiled floor, mosaic tiled walls and inset spotlights above. There are two obscure double glazed windows with fitted venetian blinds. Corner bath, toilet and washbasin with mirror and light above. Chrome towel radiator and extractor fan.

## Bedroom 3 - 3.22m x 3m (9.6 sqm)

Double bedroom with fitted carpets, overhead inset spotlights. There is a double glazed window with fitted vertical blinds. Underfloor heating with , fitted sliding mirror door wardrobes. Access into the loft space.

## Bedroom 4 - 4.09m x 2.74m (11.2 sqm)

Double bedroom with fitted carpets. Double glazed bay window with fitted venetian blinds. Underfloor heating, fitted wardrobe and bedside tables.

## Shower Room - 2.22m x 1.62m (3.5 sqm)

The family shower room has a tiled floor and walls, inset spotlights and extractor fan overhead. Two obscure double glazed windows with fitted venetian blinds. Sliding glass door shower unit, toilet, and washbasin with lighted mirror above. Chrome towel radiator. under floor heating, Large mirrored cabinet.

## Hall - 5.07m x 2.31m (11.7 sqm)

The lower ground floor hall has fitted carpets, fitted units for storage, one side containing the pressurised hot water system for the property. The stairs to the lower ground floor match those of the stairs to the first floor. Smoke alarm also overhead.

## Laundry Room

4m x 2.89m (11.5 sqm) - 13' 1" x 9' 5" (124 sqft)  
a tiled floor , fitted unit and worktop with 1.5 bowl stainless steel sink and drainer. Radiator and smoke alarm. Plumbing for washing machine and for a dryer. Multiple storage units.

## Study Area

Including glass shelves and a large mirror.

## Driveway

The driveway is block paved with painted metal electric gates and access to the garage.

## Front Garden

The front garden to the house has a mix of gravel and slab path base. Painted metal and glass railings to one side. Surrounded by a painted and rendered wall

## Rear Garden

The rear garden is mostly laid to a wooden deck with wood fence surrounding. The lower corner of the garden has a storage shed and paved patio area with planted borders.

## Double Garage

5.87m x 5.4m (31.6 sqm) - 19' 3" x 17' 8" (341 sqft)

The double garage has an entry into the house via the utility room. The main garage door is a full width electric remote door. The garage has a painted concrete floor and painted walls.

Please note, all dimensions are approximate / maximums and should not be relied upon for the purposes of floor coverings.

If you would like any further information about Seabreeze, Lilliput or the surrounding area, please give us a call or pop into the office for a coffee.

ENTRANCE HALL



LANDING



LOWER GROUND FLOOR



LOWER GROUND FLOOR





MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4 / STUDY





KITCHEN



KITCHEN



VIEW FROM KITCHEN



UTILITY ROOM





LIVING ROOM



LIVING ROOM



LIVING ROOM



OUTSIDE DECKING





WC



SHOWER ROOM



MASTER EN SUITE



BEDROOM 2 EN SUITE









VIEW FROM MASTER BEDROOM



VIEW FROM BEDROOM 2



LOWER PATIO

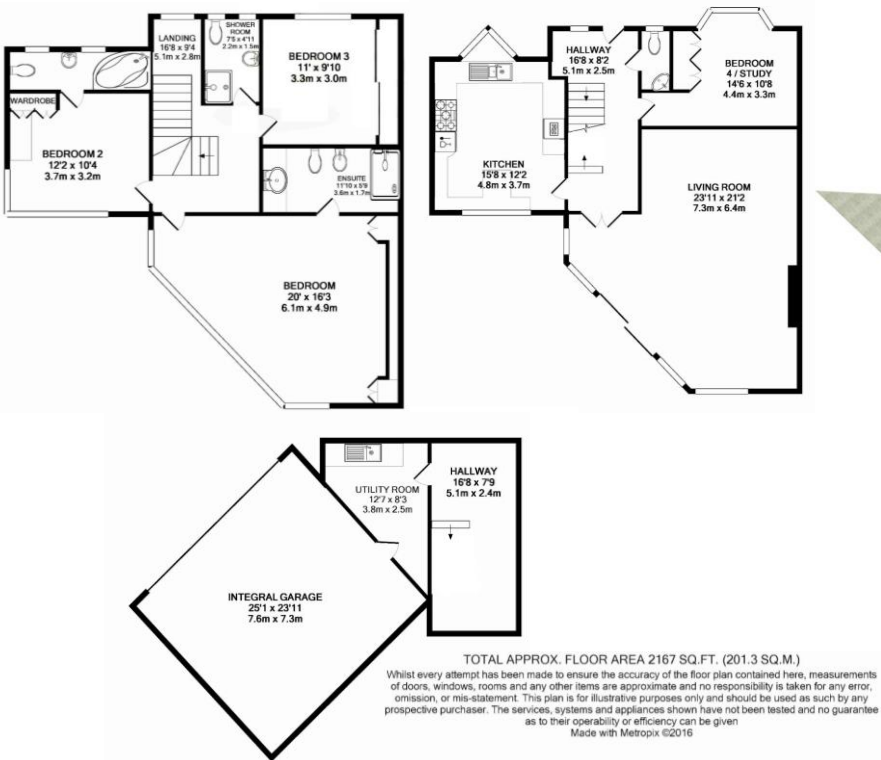




PATIO AND STORAGE





## FLOORPLANS & ENERGY PERFORMANCE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

## DISCLAIMER

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of Anderson Reid Estates.

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# LOCATION



## Distance To Local supermarkets

Tesco Express	1.0m
Waitrose	1.5m
M&S	2.9m

## Distance to beach

Sandbanks beach	2.0m
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## Distance to Town Centre

Poole	2.0m
Bournemouth	4.3m

## Local Transport Links

Bus stop	0.3m
Poole train station	2.0 m



POOLE QUAY



BOURNEMOUTH



POOLE HARBOUR



POOLE PARK

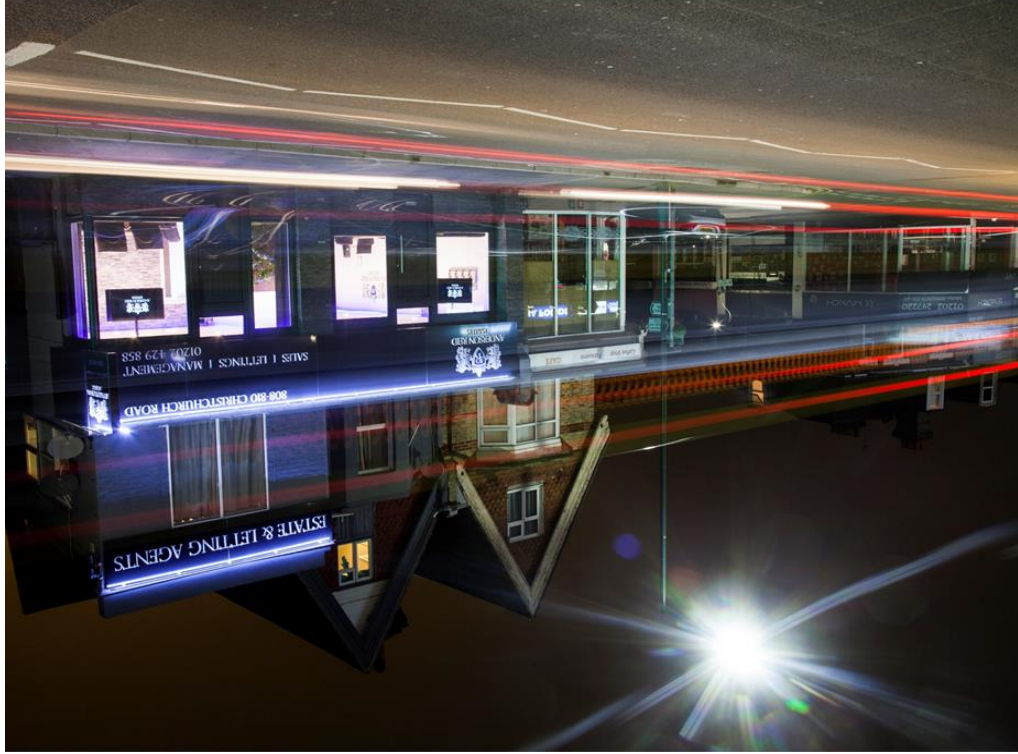






**SCOTT TAYLOR**  
SALES NEGOTIATOR  
07590118275  
sales1@andersonreid.com  
CONTACT ME  
7 DAYS  
A WEEK

YOUR MAIN CONTACT FOR THIS PROPERTY IS



## BOURNEMOUTH OFFICE

808 – 810 Christchurch Road, BH7 6DF



## POOLE OFFICE

131 Penn Hill Avenue, Lower Parkstone, BH14 9LY



## PROUD MEMBERS OF



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