



4 Seager Way, Poole BH15 1YJ
£350,000 Share of Freehold





Property Comprises

Situated in a highly convenient location close to Poole Harbour and Baiter Park, this well-presented four-bedroom townhouse offers spacious and versatile accommodation arranged across three floors.

The ground floor comprises a welcoming entrance hall leading to a modern fitted kitchen and a generous living room with doors opening onto the rear garden, creating an ideal space for everyday living and entertaining. A cloakroom and useful storage complete the ground floor.

On the first floor are two well-proportioned bedrooms, including a spacious double bedroom with en-suite, alongside a further bedroom and family bathroom facilities. The second floor provides two additional bedrooms, one benefiting from its own en-suite, offering excellent flexibility for family living, guests or a home office.

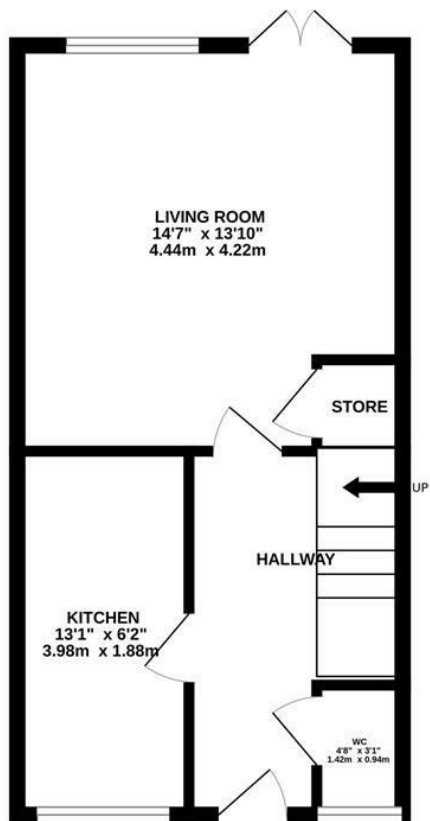
Seager Way is ideally positioned within easy reach of Poole town centre, Poole Quay and the open green spaces of Baiter Park, with the harbour shoreline just moments away. The property also benefits from excellent local schools, transport links and amenities nearby.

A fantastic opportunity to acquire a well-located family home in one of Poole's most convenient and sought-after residential areas.

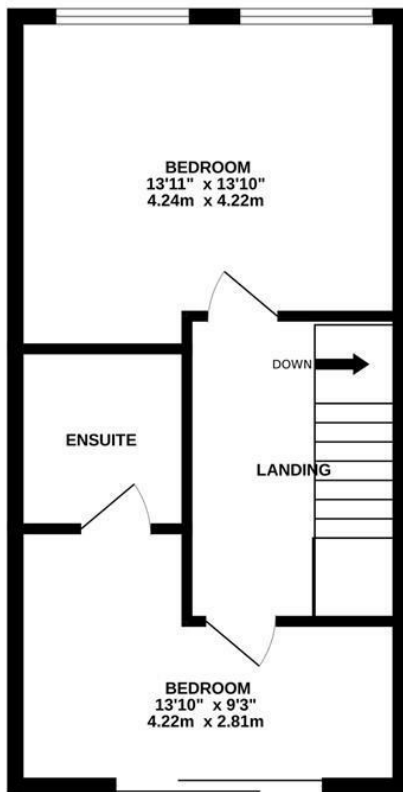
Council tax band B £1866.67 per annum
Maintenance charge £214.13 per half year



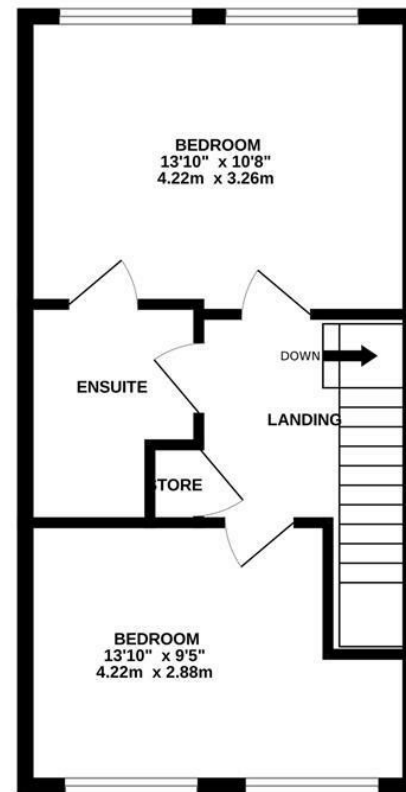
GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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 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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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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	