

Luxury+Prestige

# 36B STERTE ESPLANADE

STERTE, POOLE, BH15 2BA











# TAKE A STEP INSIDE



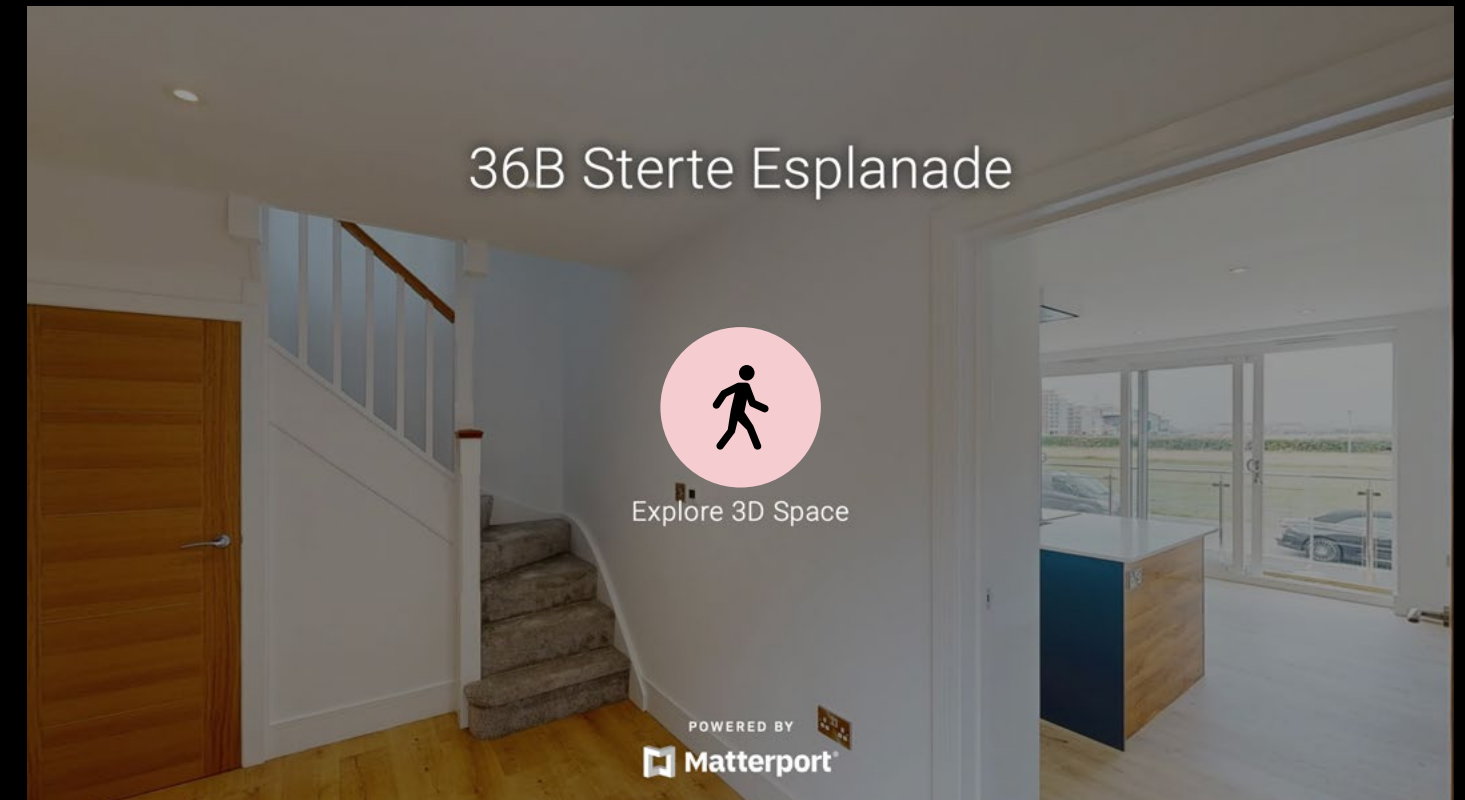
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**

# Floorplan

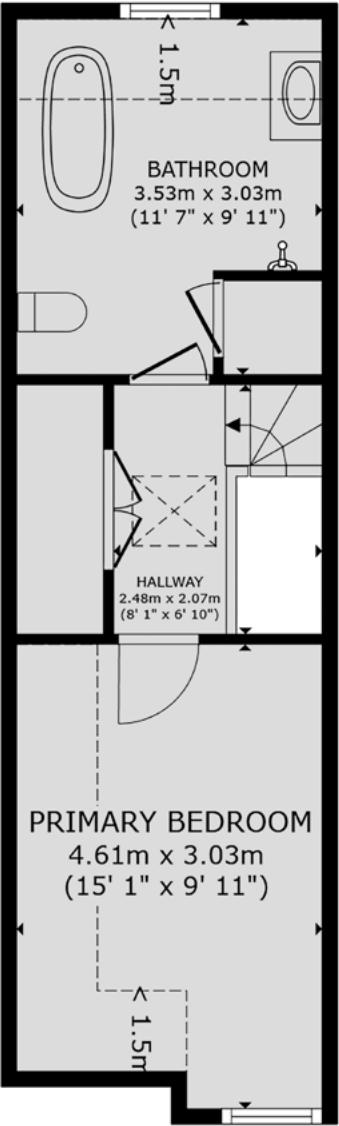
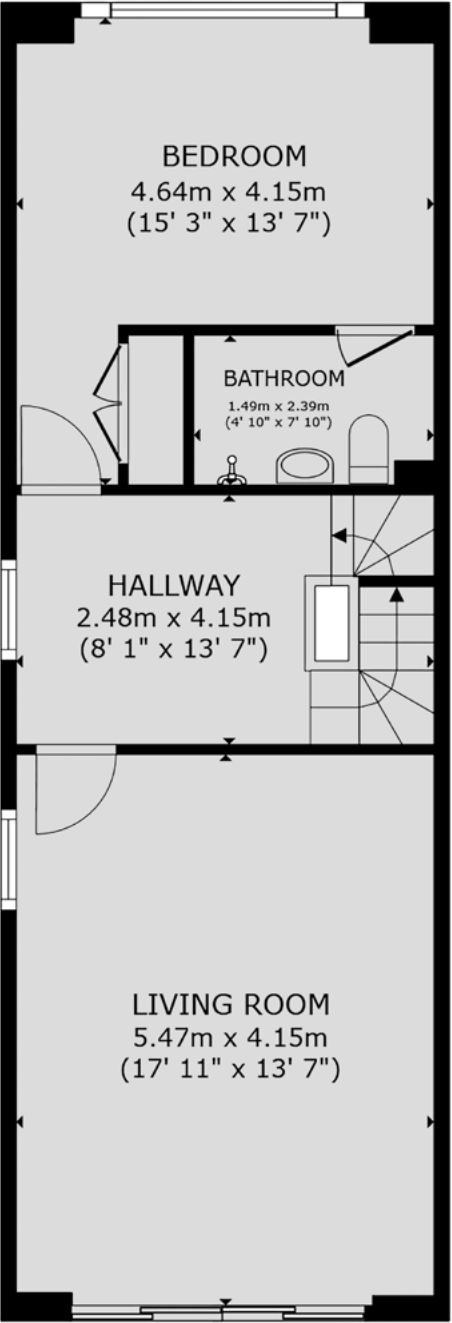
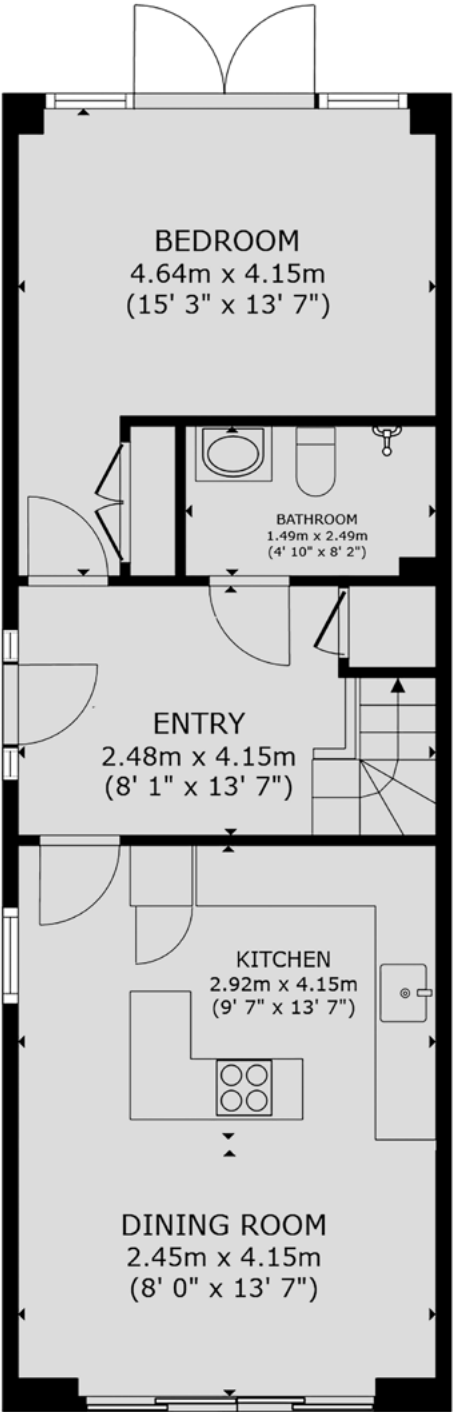
36B Sterte Esplanade,  
Sterte, Poole, BH15 2BA

GROSS INTERNAL AREA

House:

Ground Floor:	571 sq. ft / 53 m <sup>2</sup>
First Floor:	571 sq. ft / 53 m <sup>2</sup>
Second Floor:	276 sq. ft / 26 m <sup>2</sup>
Total:	1,417 sq. ft / 132 m <sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

## Stunning contemporary townhouses with panoramic sea views – just moments from Poole Harbour.

Presenting one of three beautifully crafted, brand-new contemporary townhouses recently completed and now available. Perfectly positioned to capture panoramic sea views, these exceptional homes are located just a short walk from the world-renowned Poole Harbour, famed for its calm, sheltered waters and vibrant coastal lifestyle.

Extending to 1,417 square feet this home has been thoughtfully designed over three spacious floors to combine style, comfort, and energy efficiency. The interiors offer a luxurious standard of living, featuring open-plan kitchen/living areas with high-end quartz worktops and integrated appliances — ideal for both everyday living and entertaining. Each home benefits from an additional reception room and stylish modern bathrooms and en suites, energy-efficient Samsung heat pump technology with underfloor heating on the ground floor.

Private, low-maintenance rear gardens and off-road parking for two vehicles with EV charging points as well as a 10 year structural warranty for peace of mind. These homes are a rare opportunity to enjoy contemporary coastal living in one of the UK’s most desirable harbourside locations.

# Details

Guide Price:	£675,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £23,750** Additional Home   £57,500** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band TBC 2025/2026           £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

# Key features

- + New build townhouse
- + Three bedrooms, three bathrooms
- + Stunning harbour views
- + Off road parking with EV charger
- + Underfloor heating on ground floor
- + Premium kitchen with integrated appliances
- + Modern bathrooms
- + Highly efficient home with 10 year warranty
- + Low maintenance lawned rear garden
- + Available to view now!

# Our team



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