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Seabreeze 18 Labrador Drive, Baiter Park – BH15 1UX

£580,000







# Seabreeze 18 Labrador Drive

Baiter Park, Poole

This two-bedroom home offers a rare opportunity to enjoy expansive 180-degree views across Baiter Park and Poole Harbour, the second-largest natural harbour in the world. Perfectly situated to capture the area's beauty, this property is not only an ideal personal retreat but also a thriving holiday let, with a steady stream of bookings and a management system in place that can be seamlessly maintained by new owners.

This beautifully renovated property combines modern style with thoughtfully designed outdoor spaces to enjoy its scenic location. An outdoor terrace offers space to dine al fresco or unwind while taking in the park and water views, ideal for casual gatherings or quiet evenings under the stars. Whilst upstairs, a private balcony off the bedroom provides further reaching views towards Brownsea Island, creating a cozy spot for morning coffee or quiet relaxation.

- Operating as a very successful holiday let at circa £1,400 per week in the summer
- Two bedrooms fitted wardrobes
- Parking space plus visitor parking
- Front terrace and first floor balcony with harbour views
- Walking distance to the historic Poole Quay
- Frontline views across Baiter Park & Poole Harbour
- Luxury Shower Room
- Internal floor area 615 sq.ft
- Council Tax Band C: £2,147.75
- Freehold



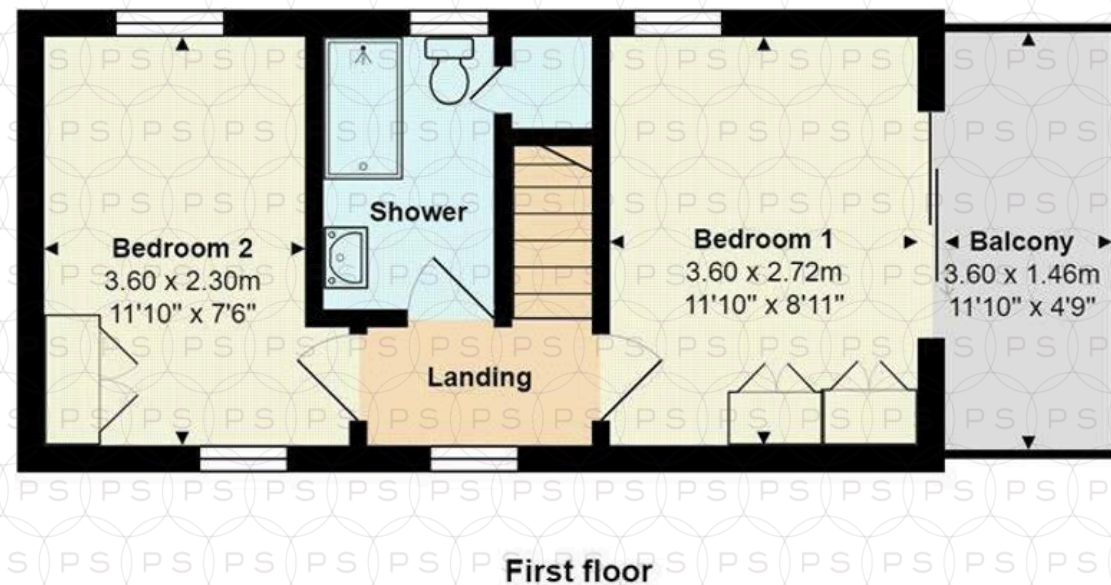
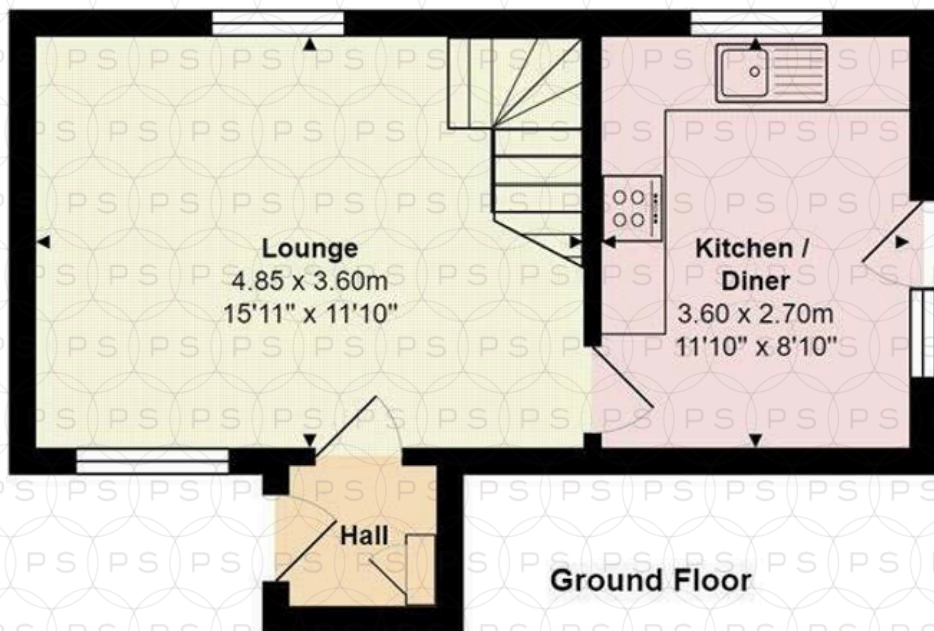


Inside, the sleek, updated kitchen features premium Silestone work surfaces and integrated appliances, including a hob, oven, and microwave, while the luxurious bath and shower room adds a spa-like touch. Both bedrooms offer a crisply fresh look and feel, with fitted bedroom furniture, new flooring, fresh paint, updated windows, and a recently installed gas boiler. The convenience of a dedicated parking space plus visitor parking and proximity to local amenities only adds to the property's appeal, making it a ideal choice as a weekend retreat or solid investment opportunity generating an annual income of circa £45,000. The property benefits from being sold fully furnished.

This property enjoys a prime position overlooking Baiter Park, with views across Poole Harbour to Brownsea Island. Just a 500m walk leads along the scenic Quayside, past fishing boats, the RNLI Old Lifeboat Museum, and Poole Marina, reaching the historic Poole Quay. Here, you'll find charming old pubs, cozy cafes, independent shops, and waterfront restaurants with alfresco seating, ideal for soaking in the area's sunny weather. The Quay is a lively spot, often hosting events in summer, and offers a unique blend of visiting marine vessels and the sight of Sunseeker yachts and ferries bound for France and the Channel Islands. Just off the Quay, Poole's Old Town invites exploration with its Georgian architecture and cobbled streets. In the opposite direction, a scenic 2km harbourside walk reaches Whitecliff, home to Poole Boat Yard and the popular South Deep restaurant. A circular route through Victorian Poole Park offers rose gardens, cafes, tennis, crazy golf, a miniature train, and a boating lake with rentals. Continuing under the railway brings you back, completing a scenic tour of Poole's coastal and recreational highlights. For culture, Poole's Lighthouse Arts Centre hosts acclaimed music, dance, film, and theatre, including performances by the Bournemouth Symphony Orchestra.

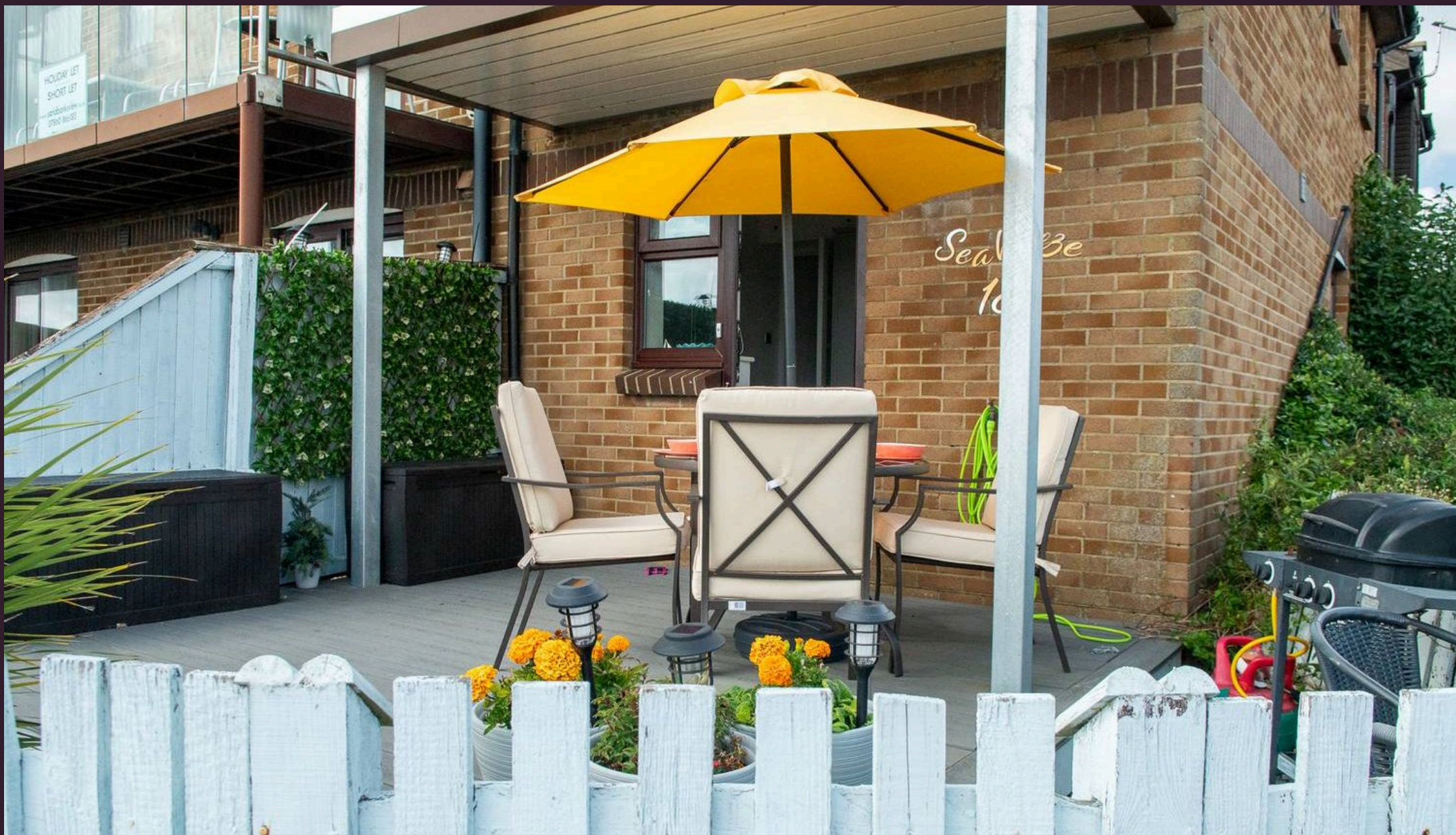






Total Area: 57.2 m<sup>2</sup> ... 615 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only





## Philippa Sole Ltd

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