



Sandbanks Road, Lilliput BH14 8HX

# About the Property

Accessed via a staircase, this well-presented flat offers a bright and spacious reception room, a generous fitted kitchen equipped with an electric cooker and hob, boiler, and space for a fridge/freezer and washing machine. The property features one double bedroom and a separate bathroom with a shower over the bath, toilet, sink, and vanity cupboard. Please note there is no allocated parking, and the property is situated above commercial office premises. Offered unfurnished, the property will be available for a long-term let from mid-December.

Council Tax Band: B

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: None

Flood, erosion or coastal risk: None

Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains and included in the rent

Planning proposals or local development that may affect the property: None

Floor level (if within a building): First floor

Unavailable for pets

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

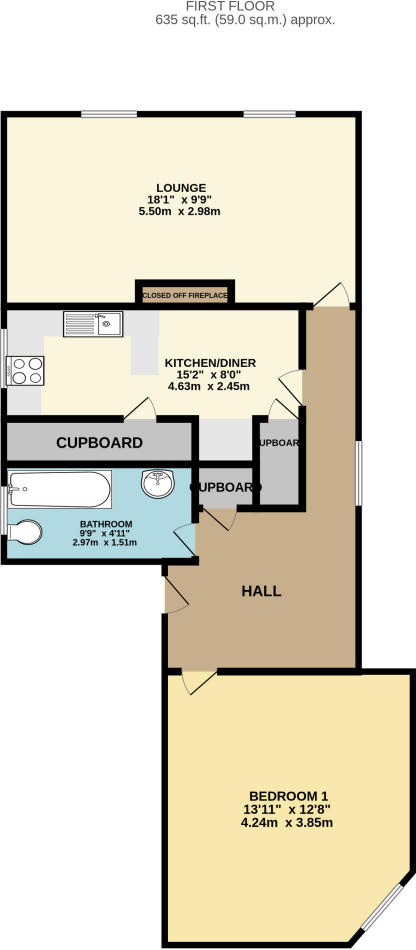
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# Key Features

- Rent inclusive of water and sewage
- Large reception room
- Double bedroom
- Harbour glimpses
- Available for a long let
- Spacious first floor flat
- Spacious kitchen
- Bathroom
- Located in the heart of Lilliput Village
- Unfurnished



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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### About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.

**MAYS**  
ESTATE AGENTS

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