

60 Anthonys Avenue,  
Lilliput,  
Poole, BH14 8JH



An individual 3/4 bedroom detached residence offering tremendous scope for improvements in a desirable Avenue close to Lilliput First School, central amenities, Salterns Marina & Evening Hill viewpoint.

Guide Price £975,000













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## Situation and Description

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 and Co-operative petrol station, 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. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

This individual 1960's built 3/4 detached residence is pleasantly situated in a sought after Avenue in the heart of Lilliput. The accommodation requires modernisation and offers excellent extension potential subject to planning permission. The property has been owned by the same family since 1976 and is now offered for sale with vacant possession.

On entering the property you have a reception hall with built-in storage cupboards and an adjoining guest cloakroom.

The main triple aspect living room has a central fireplace and open plan dining area with servery from the kitchen and patio doors to the garden.

There is also a separate family room offering potential to be used as a fourth bedroom if required.

The kitchen has a range of fitted units with built-in oven, hob and space for further appliances. The gas boiler is housed in a cupboard and an outside door opens to a side porch.

Stairs from the reception hall lead to the first floor landing.

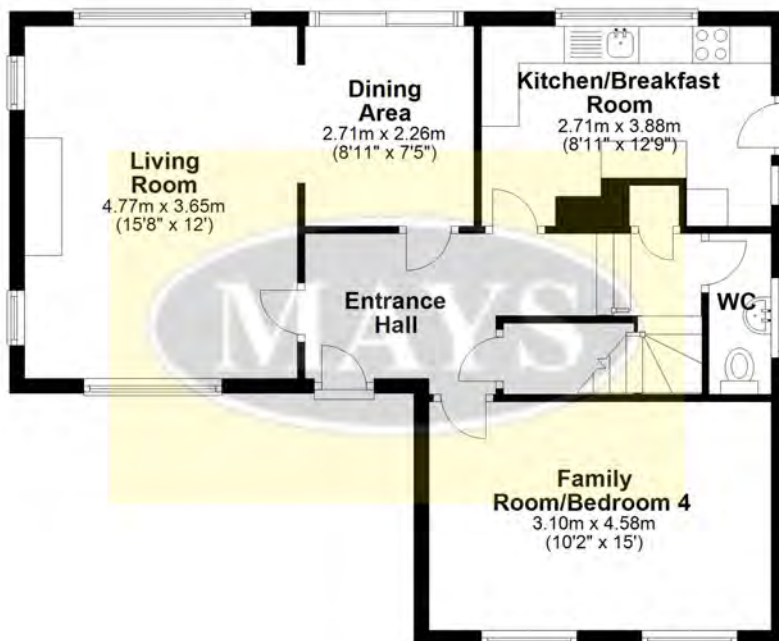
There are three double bedrooms served by a family bathroom.

Externally the property is set back from the road with a deep frontage providing a long driveway providing ample parking and access to a single detached garage. The rear garden with a westerly aspect has a patio area with raised lawn and mature planted borders. There is also a rear gate onto a footpath.

- Detached family home
- Requiring modernisation
- Extension potential (STP)
- Entrance hall
- Guest cloakroom
- Living room with fireplace
- Open plan dining area
- Fitted Kitchen
- Family room/fourth bedroom
- Three double bedrooms
- Family bathroom
- Front & rear gardens
- Long driveway
- Single garage

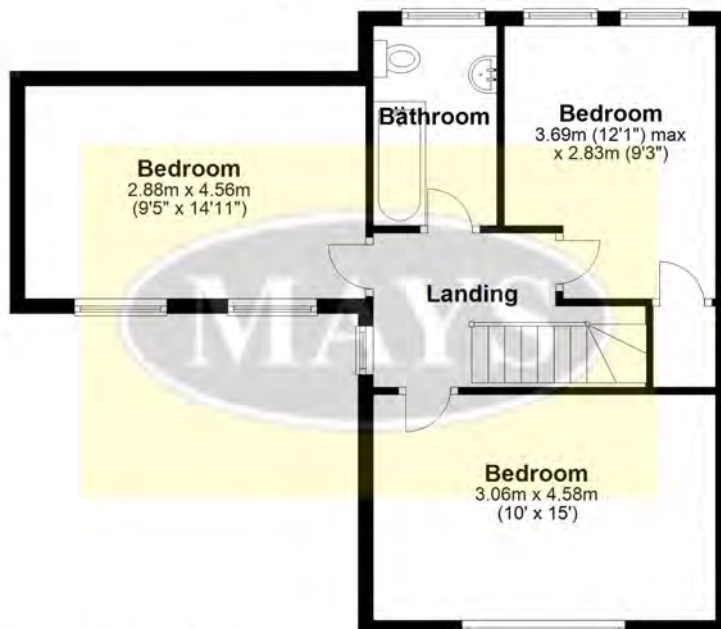
### Ground Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 113.7 sq. metres (1224.0 sq. feet)

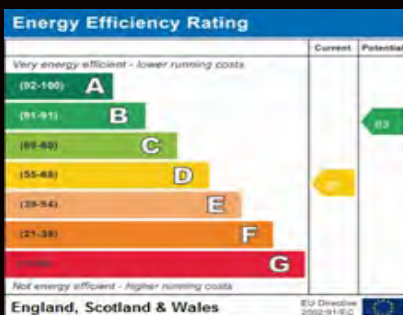
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Plan produced using PlanUp.











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#### New Developments (where applicable)

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