

Brownsea View Avenue,
Lilliput BH14 8LQ

Guide Price £1,150,000 Freehold





Property Summary

A spacious four double bedroom, four en-suite detached family home in one of Lilliput's most premier Avenues, in close proximity to Salterns Marina, local amenities and favoured school catchment.



Key Features

- Premier Lilliput Avenue
- Spacious and versatile family home
- Extending to approximately 2500 Sq Ft
- Four double bedrooms
- Four en-suite bath/shower rooms
- South facing garden & patio sun terrace
- Added value potential
- Two garden rooms with light & power
- Integral garage & off-road parking for multiple vehicles
- Lilliput & Baden Powell School catchment



About the Property

This well presented four double bedroom, four en-suite detached family home offers flexible and versatile accommodation extending to approximately 2500 sq ft and is set on one of Lilliput's most premier Avenues.

On entry, a welcoming entrance hall greets you with all principal rooms leading off, including an integral garage and guest cloakroom.

The modern kitchen/breakfast room offers a full range of fitted cupboards and built-in appliances.

French doors lead into the main living space. The generous lounge/dining area is perfect for entertaining and relaxing in and a door leads onto a conservatory offering green garden views and access to a south facing patio sun terrace.

Rising to the first floor are three double bedrooms, all benefitting from their own modern bath/shower en-suites. The top floor offers a main bedroom suite occupying the entire floor with a range of fitted cupboards and shelves and a large en-suite bathroom.

Externally the property offers a south-facing garden complete with patio sun terrace, two garden rooms/offices both benefitting from light and power and deep frontage for various vehicles.

Council Tax Band H



Ground Floor

Approx. 104.5 sq. metres (1124.7 sq. feet)



First Floor

Approx. 82.7 sq. metres (889.6 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 229.6 sq. metres (2471.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 558006)
Plan produced using PlanUp.



About the Location

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 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.

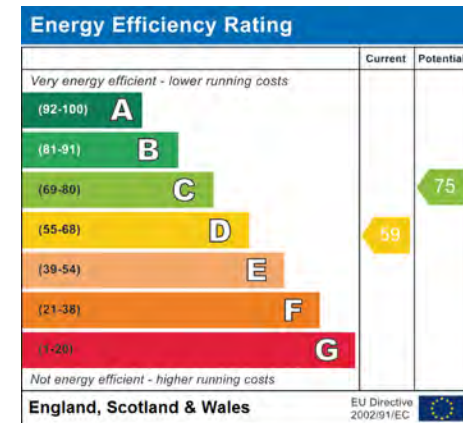
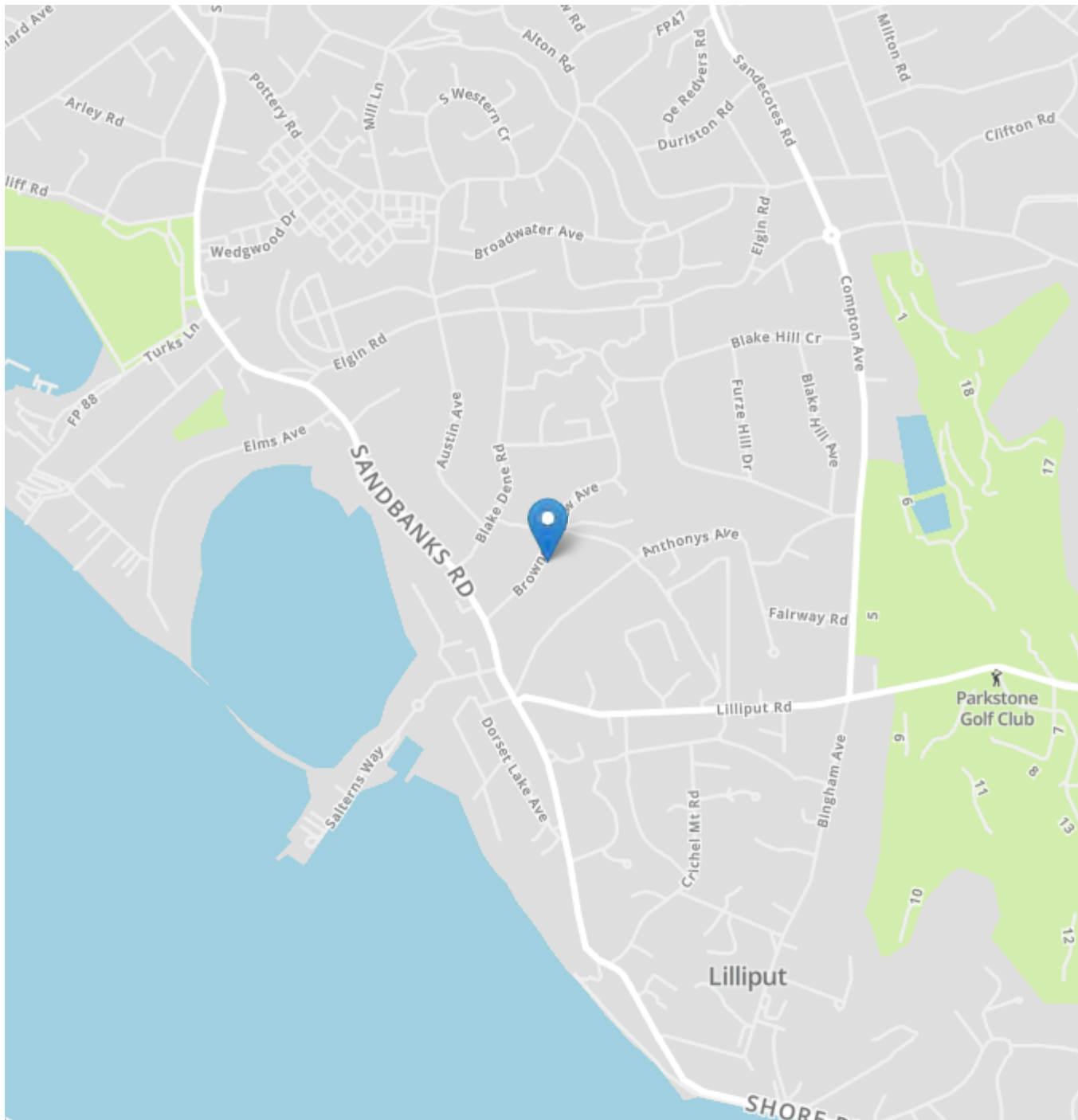


About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with 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 nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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