

Brownsea View Avenue, Lilliput BH14 8LG  
£1,150,000 Freehold

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ESTATE AGENTS









## Property Summary

This beautifully designed four double bedroom detached residence offers contemporary living across three spacious floors, combining style, versatility and modern luxury. Finished to an impeccable standard throughout, the property is ideally situated in one of Lilliput's most desirable avenues close to Lilliput Village, Salterns Marina & Sandbanks award-winning beaches.

## Key Features

- Beautifully designed four double bedroom detached residence set across three spacious floors
- Generous living room with Juliet balcony
- Stunning open-plan kitchen/dining area with direct access to a raised decked terrace
- Beautiful built-in bespoke designed dining banquette seating in the dining area
- Three spacious bedrooms, two with luxurious en-suite shower rooms, & a stylish family bathroom
- Versatile lower ground floor with a fourth bedroom/study & utility room
- Block-paved driveway, off-road parking & gated side access to the rear
- Low maintenance rear garden with private gated access to Blake Dene open green space
- Double garage currently used as a home gym with sprung floor, workbench area, storage & electric up-and-over door
- Prime location in one of Lilliput's most desirable avenues, close to Lilliput Village, Salterns Marina & Sandbanks' award-winning beaches







## About the Property

From the moment you enter, the property creates a striking impression. The welcoming entrance hall leads to a generous living room, complete with a Juliet balcony providing elevated front aspect views.

To the rear of the property is a stunning open-plan kitchen and dining area. This contemporary space is fitted with premium quartz worktops, bespoke banquette seating and bi-folding doors that extend the living space seamlessly onto a raised decked terrace - a perfect setting for entertaining or relaxing while overlooking the landscaped, low-maintenance garden.

The lower ground floor is designed with flexibility in mind. Here you will find a versatile fourth bedroom or study, a well-equipped utility room and direct access to the integral double garage. Currently utilised as a home gym, the garage has been thoughtfully adapted with a sprung floor, workbench area, ample storage and an electric up-and-over door, offering practicality as well as potential for multiple uses.

The first floor continues the sense of space and light, featuring three well-proportioned bedrooms. Two benefit from luxurious ensuite shower rooms while the remaining bedrooms are served by a beautifully appointed family bathroom, complete with high-quality fittings and a sleek, modern design. Each room has been thoughtfully styled to create a calm and contemporary atmosphere, ideal for family living.

Externally, the property enjoys excellent kerb appeal with a block-paved driveway providing generous off-road parking, as well as gated side access. The private rear garden has been landscaped for ease of maintenance, laid to artificial lawn with a raised decked terrace, ensuring a practical yet stylish outdoor space for year-round enjoyment.

This superb family home successfully combines modern design, versatile accommodation and an enviable position in the heart of Lilliput. Offering both luxury and convenience, it is perfectly suited to those seeking a high-quality residence in one of the area's most prestigious locations.

Tenure: Freehold

Council Tax Band: G (BCP Council)

GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



2ND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.5 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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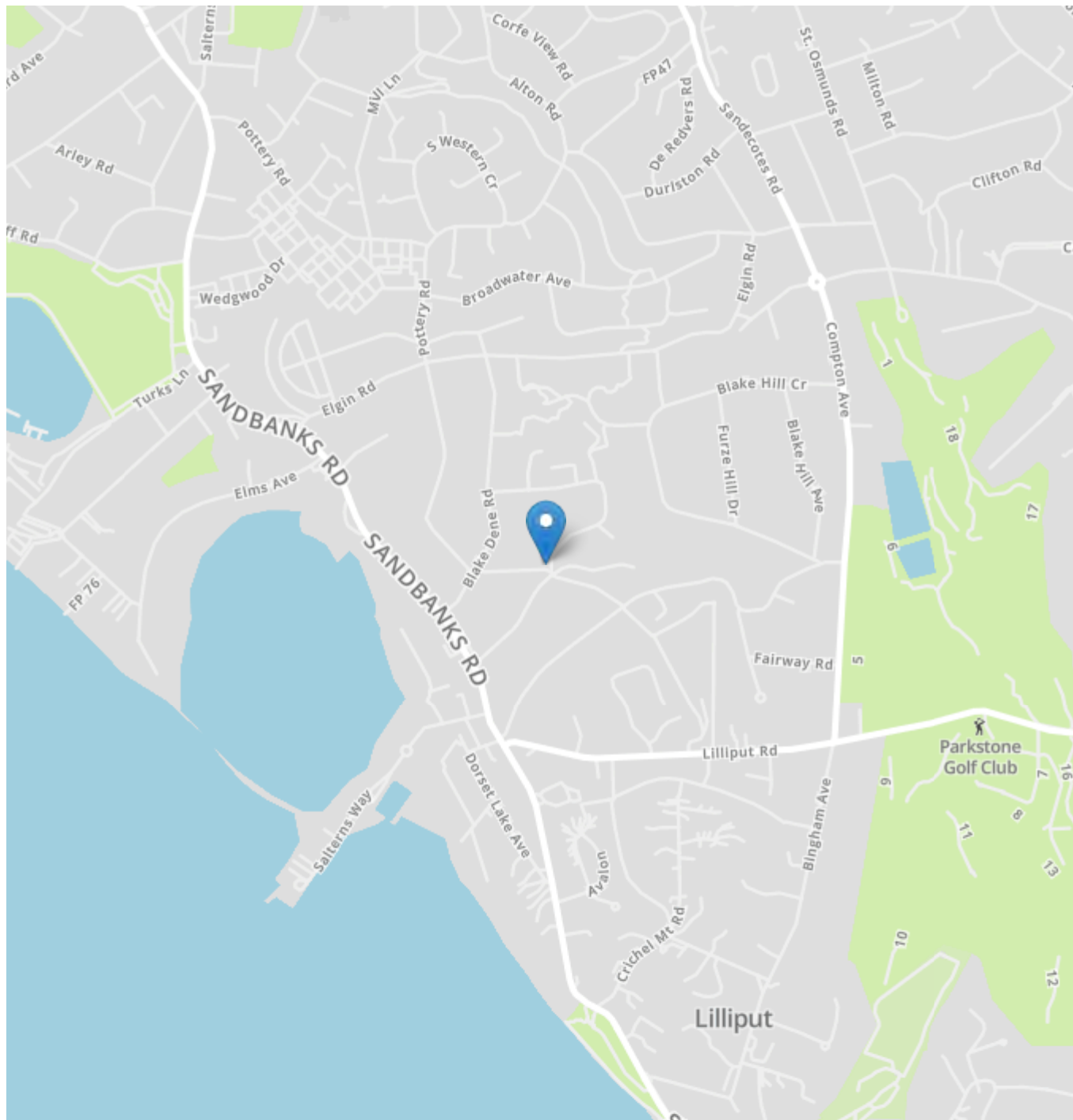
### About the Location

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 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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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