

Elgin Road, Lilliput BH14 8QX  
Offers in excess of £900,000

**MAYS**  
ESTATE AGENTS





## Property Summary

A beautifully presented and highly sought-after contemporary three-bedroom, two-bathroom home, ideally located close to the heart of Lilliput and moments from the picturesque Whitecliff Harbourside Park.



## Key Features

- Contemporary three-bedroom, two-bathroom, low maintenance
- Highly desirable Lilliput location
- Close to Whitecliff Harbourside Park and Salterns Marina
- Open lounge with feature staircase and dining area
- Modern kitchen with integrated appliances
- Additional reception room/guest bedroom
- Oak flooring throughout
- Two private sun terraces
- Secure electric gates, off-road parking, and integral garage
- Ideal primary residence, second home, or lock-up-and-leave



## About the Property

This immaculately maintained, low-maintenance property offers approximately 1,806 sq ft of well-planned, versatile living space arranged over two floors, complemented by two private sun terraces to the side and rear—perfect for relaxing or entertaining.

Set behind secure electric gates, the property provides off-road parking and an integral garage for added convenience.

Upon entering, you are welcomed by bright and spacious accommodation presented to an exceptional standard, featuring stylish oak flooring throughout. The open-plan lounge, with its striking feature staircase, flows effortlessly into the dining area, which has sliding doors to the rear sun terrace, a separate study, modern kitchen with integrated appliances, practical utility area and a downstairs WC. An additional reception room, ideal as a family room or guest bedroom, is located off the dining space and enjoys direct access to both front and rear patio terraces.

Upstairs, the property boasts three generous double bedrooms, all with fitted wardrobes. The principal bedroom benefits from a luxurious ensuite shower room, while the remaining bedrooms are served by a fully tiled family bathroom.

Externally, the property offers easy-to-maintain patio terraces, feature lighting, a storage shed and gated side access—making this an ideal lock-up-and-leave, permanent family home or superb second home by the coast.

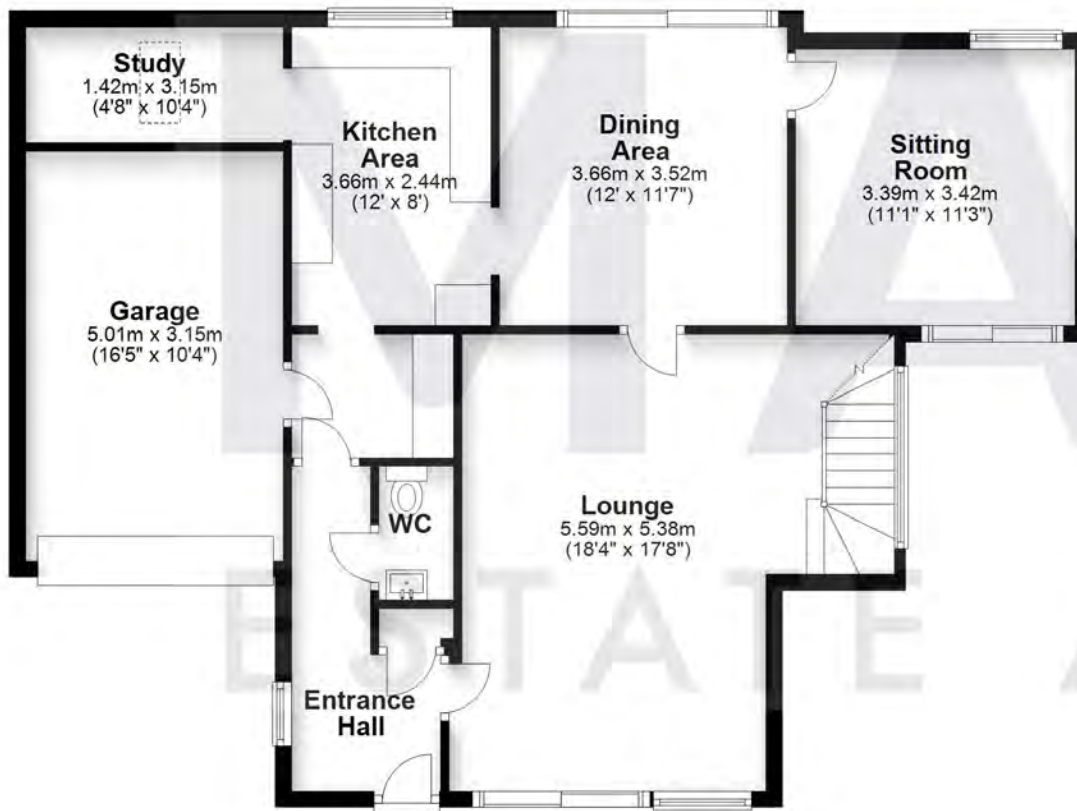
Viewing is highly recommended to appreciate all this stylish home has to offer.

Tenure: Freehold

Council Tax Band: F



## Ground Floor



## First Floor



Total area: approx. 167.8 sq. metres (1806.1 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.





### About the Location

Lilliput village is perfectly positioned approximately one mile from the renowned Sandbanks beaches and offers excellent local amenities, including Salterns Marina, Tesco Express, Co-operative petrol station, the award-winning Mark Bennett patisserie, independent shops, hair salons, and eateries. A doctors' surgery, pharmacy, and the highly regarded Lilliput First School are all within easy reach.

Excellent transport links connect Lilliput to the vibrant town centres of Poole and Bournemouth, with Poole's mainline railway station offering direct services to Southampton and London. For leisure enthusiasts, Parkstone Golf Club and a wide range of sporting facilities are close by.

### 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 clients homes 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	85
(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		

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