

Sandbanks Road, Lilliput BH14 8HA

£300,000

**MAYS**  
ESTATE AGENTS





## Property Summary

A three-bedroom duplex apartment with its own private entrance and a generous balcony/terrace that enjoys views of Poole Harbour. Once you're inside the property you could be forgiven for thinking you're in a large three-bedroom house as the accommodation and room sizes are simply incredible. If you're looking for a lot of space, plenty of storage, water views and a convenient location, look no further...



## Key Features

- Private entrance and large hallway
- Impressive open plan kitchen, dining and living room with vaulted ceiling
- Sliding doors to a generous terrace/balcony
- Three double bedrooms
- Bathroom with a full-size suite
- Considerable storage
- Water views extending to Poole Harbour
- Moments from local shops, restaurants and amenities
- Offered to the market with no forward chain
- Ideal first-time purchase or investment property



## About the Property

Unusually for an apartment, the property has a private entrance and the principal accommodation is arranged over two levels.

The living area is positioned on the top floor as this allows for direct access to a large terrace/balcony that enjoys water views of Poole Harbour. The living/dining area is open to a fitted kitchen and, as can be seen from the photographs, this room has an impressive feeling of space enhanced by a feature vaulted ceiling.

Sensibly, the bedrooms and bathroom are located on the first floor which allows for an organic separation of the living and sleeping areas. Should three bedrooms be surplus to requirements, the layout could be ideal for buyers wishing to work from home.

In our opinion, the location couldn't be more convenient as you have a host of shops, restaurants and amenities on your doorstep, and it goes without saying that the open water of Poole Harbour is literally at the end of the road.

Offered to the market with no forward chain, we feel this apartment (or strictly speaking, maisonette) could represent tremendous value to buyers wanting a sense of space and privacy, a water view and a convenient location.



Tenure: Leasehold Brand new lease on completion of sale

Maintenance Charge: Approximately £1,000 per annum

Ground Rent: Peppercorn

Council Tax Band: D (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband & Mobile Signal: Refer to Ofcom website

Holiday lets/Airbnb are not permitted

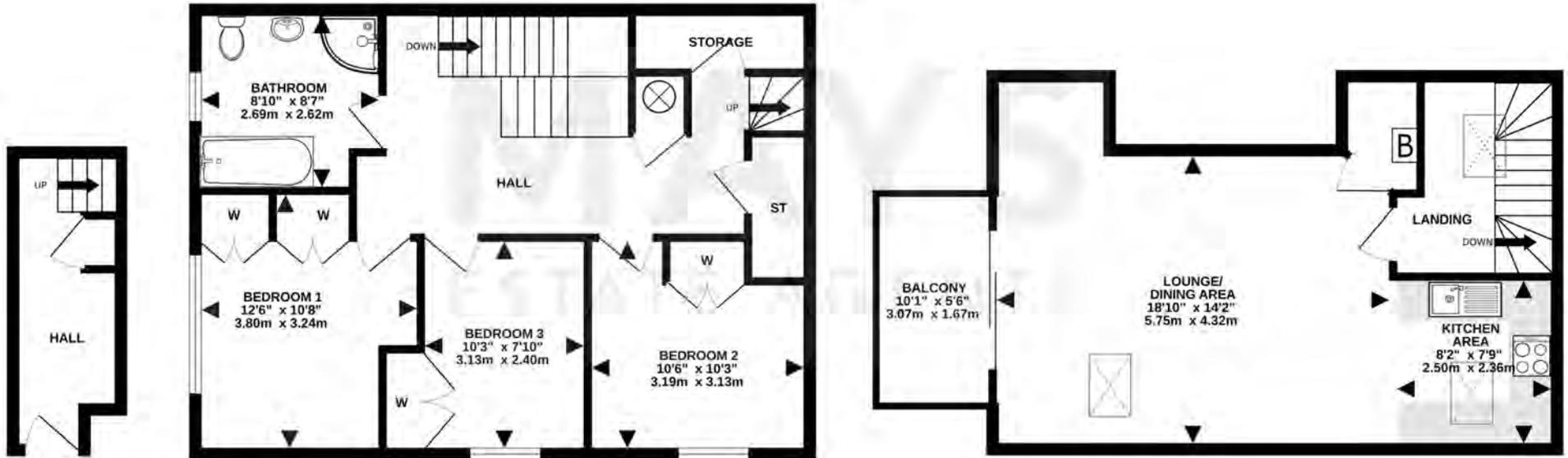
Pets permitted upon permission from the Freeholder

Mays are part of the Property Ombudsman Scheme TPO - DO3138

INCLUDING BALCONY

TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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GROUND FLOOR (ENTRANCE)  
98 sq.ft. (9.1 sq.m.) approx.

1ST FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.

2ND FLOOR  
407 sq.ft. (37.7 sq.m.) approx.



## About the Location

Lilliput is a highly desirable residential area situated between Poole Harbour and the prestigious Sandbanks peninsula. The neighbourhood enjoys a prime location close to the water, offering easy access to sailing facilities, marinas and scenic harbour walks.

Lilliput village provides a convenient range of everyday amenities including cafés, restaurants, a bakery and local shops, creating a friendly community feel. The area is particularly popular with families thanks to its excellent local schools, including the well-regarded Lilliput First School.

Housing in Lilliput is varied, ranging from character cottages and spacious family homes to contemporary luxury properties and stylish apartments. Many homes benefit from harbour glimpses or quiet tree-lined settings. Nearby Evening Hill viewpoint offers spectacular harbour views, while the beaches at Sandbanks are only a short drive or cycle away.

With its strong community atmosphere and exceptional coastal location, Lilliput remains one of Poole's most sought-after places to live.

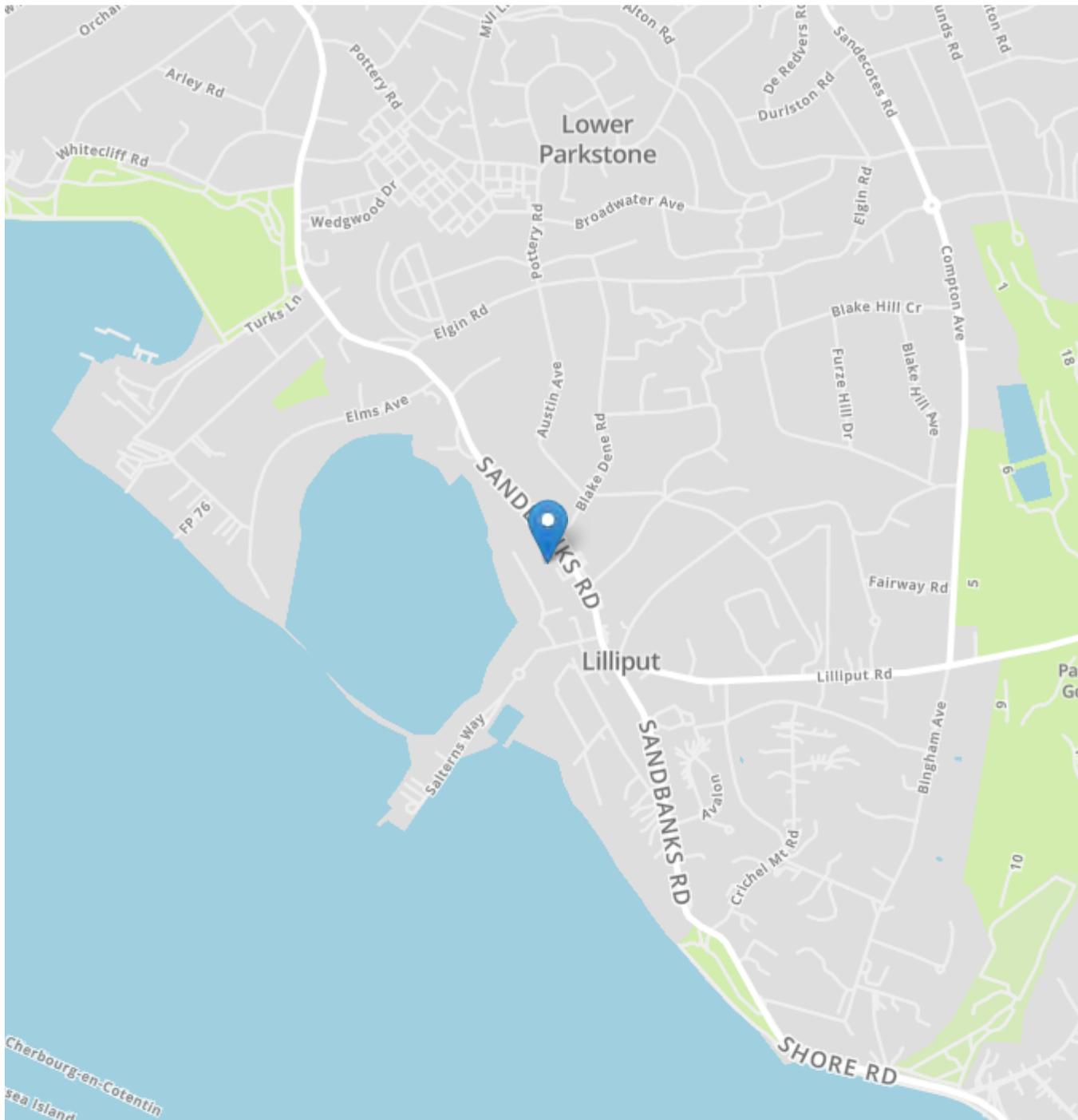


## About Mays

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.



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>	74	76
(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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