

**17 Elgin Road, Lilliput, Poole,  
Dorset, BH14 8QT**



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# 17 Elgin Road, Lilliput, Poole, Dorset, BH14 8QT FREEHOLD

Rarely available in this highly desirable location in Lilliput, is this spacious 3 bedroom chalet bungalow offering 2321 sq ft and sold with immediate vacant possession. Offering two ground floor bedrooms, each with their own shower/bathroom, first floor master suite with distant glimpse of the harbour with the Purbecks beyond, en suite dressing room and generous 5 piece bathroom, impressive reception hall, sitting room, kitchen/breakfast room and a wonderful conservatory that spans the rear of the home connecting the living areas and opening to the garden. This 1930's home is set in a quiet, established residential road, has a lovely private rear garden, very good size garage (with connecting door to the entrance hall) and block paved driveway providing parking for 3 cars. The home is clean and well presented, however offers potential for personalisation and some updating.

- Detached 1930's chalet bungalow set in a quiet established residential location in Lilliput, just half a mile from Lilliput shops and amenities with Salterns Marina just beyond
- Two ground floor bedrooms with their own shower/bathrooms, with bedroom 3 having fitted wardrobes and doors leading to the garden
- Generous master suite with a distant view of the Purbecks and a glimpse of the harbour, dressing room with fitted wardrobes, large bathroom with 5 piece suite and excellent eaves/loft storage
- Spacious entrance hall, central to the home with doors leading to all rooms, including the garage and stairs to the first floor
- Kitchen/breakfast room, fitted in a range of cream units with work tops over and extending to a breakfast bar area. Fitted with integrated appliances to include gas hob, extractor, double oven, dishwasher, space and plumbing for washing machine, American style fridge/freezer. The room opens out to the fabulous conservatory, which in turn leads back to the sitting room
- Wonderful conservatory with fitted blinds and carpeted to feel more like a room and a fabulous space for entertaining and daily living
- Separate sitting room, ideal for cosier evenings, or a cooler place to relax during the summer months
- Very private, fully enclosed garden, laid to lawn with well established plants, trees and shrubs. Rear patio and deck with summer house
- Blocked paved front driveway with parking for 3 cars
- Integral garage, being of good size, with rear utility area having an electric door and courtesy door into the home
- Sold vacant with no forward chain

This detached home is set on a quiet, tree lined road and is within ½ a mile of Lilliput which has a range of shops such as Patisserie Mark Bennett, the local award-winning artisan bakers and Koh Thai restaurant and bar as well as Salterns Marina. Ashley Cross is within a mile with its more extensive facilities and mainline railway station. Within ½ a mile is the Harbourside Park at Whitecliff and from here there is a waterside walk to Poole Quay with its wide range of restaurants, shops and bars. The park itself has a children's play area and is ideal for dog walking. Parkstone Golf Club is half a mile away, Poole Town Centre is within 2 miles and the beaches at Sandbanks within 2 miles. Close by is the picturesque beauty spot of Evening Hill, known by locals as a wonderful place to sit and watch the sunset as well as other attractions such as Compton Acres, Parkstone Yacht Club and East Dorset Tennis Club.

Council Tax Band F

EPC Rate: C

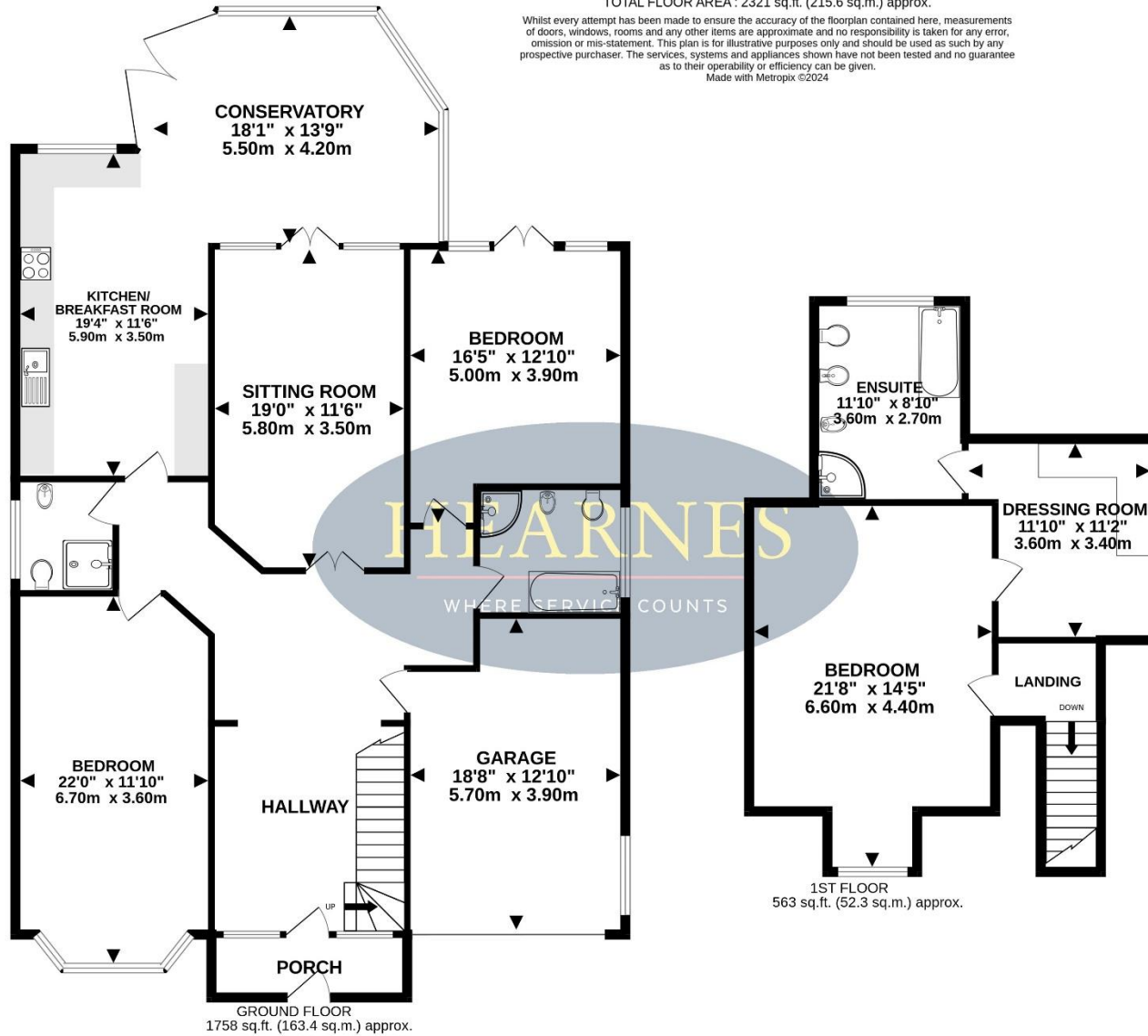






TOTAL FLOOR AREA : 2321 sq.ft. (215.6 sq.m.) approx.

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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