

Sandbanks Road, Lilliput BH14 8EJ

Guide Price £700,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

An excellent opportunity to acquire a three bedroom detached character residence offering scope for improvement on a substantial plot in Lilliput near Whitecliff Harbourside Park.



Key Features

- Detached character house
- Spacious lounge & separate dining room
- Kitchen overlooking the rear garden
- Three bedrooms
- Wet room
- Long driveway to a detached garage
- Substantial private rear garden
- Scope for improvement or redevelopment (STPP)
- Centrally located between Lilliput & Whitecliff



About the Property

This three bedroom detached character residence is set back on a substantial plot centrally located between Lilliput and Whitecliff Harbourside Park and offers tremendous scope for improvement or complete redevelopment, subject to planning permission, as demonstrated by neighbouring properties.

The property is approached via a side entrance with an enclosed porch leading to the reception hall with an adjoining guest cloakroom and understairs storage. The spacious lounge overlooks the front garden with an original fireplace, and the kitchen offers a range of fitted cupboards including space for appliances, and overlooks the rear garden along with the formal dining room and connecting conservatory.



Rising to the first floor, there are three good-sized bedrooms with the main bedroom to the front of the property and bedrooms two and three overlooking the rear garden, offering a pleasant wooded outlook. A wet room completes the accommodation upstairs.

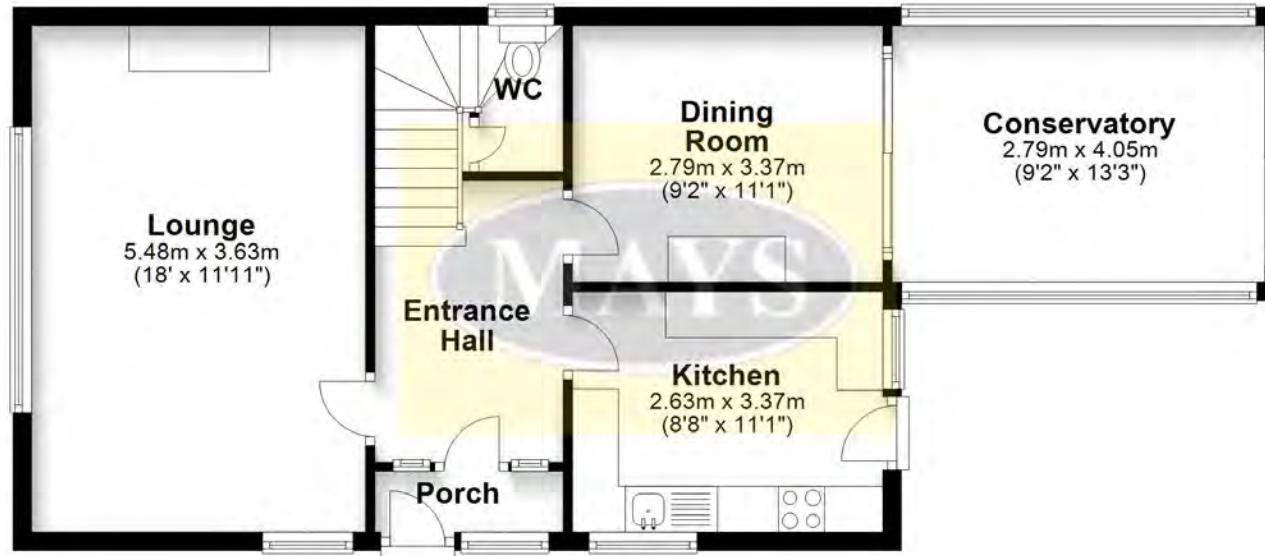
Externally the property benefits from a deep frontage incorporating a long drive, a detached garage and a substantial private rear garden.

Tenure: Freehold

Council Tax Band: E

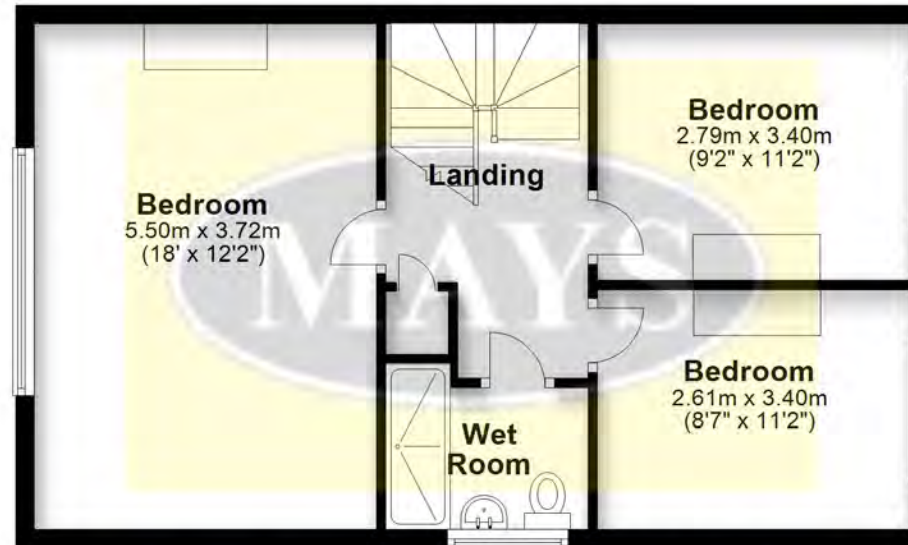
Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 114.8 sq. metres (1235.6 sq. feet)



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.

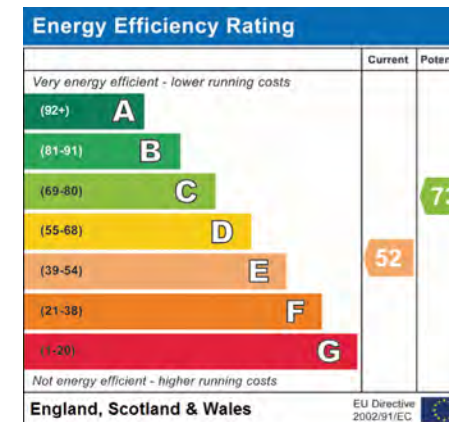
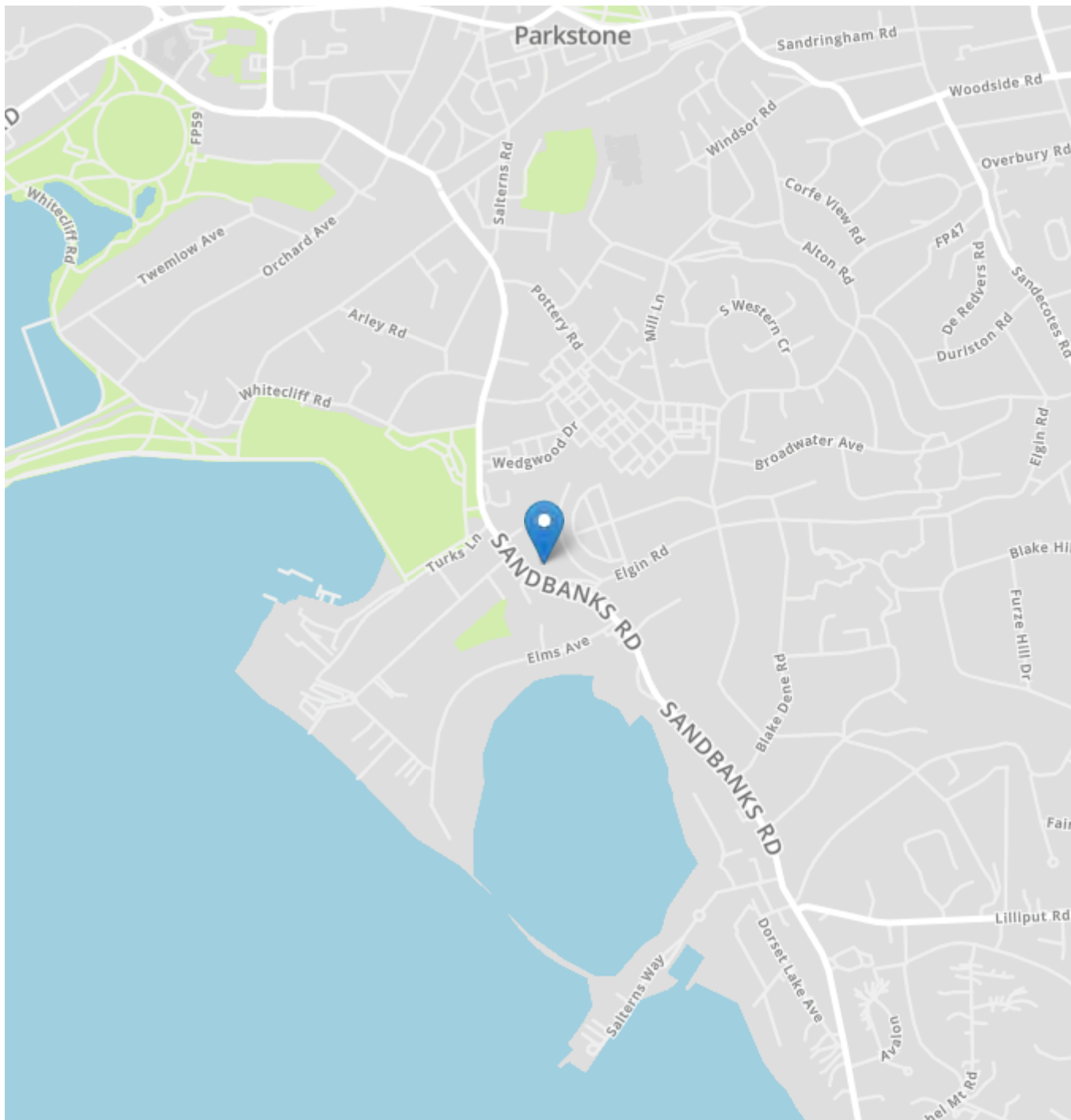


About Mays

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 25 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 nearly 30 years.



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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS
ESTATE AGENTS