

Brownsea View Avenue, Lilliput BH14 8LG

£995,000 Freehold

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Property Summary

A striking four-bedroom detached home in Lilliput featuring a superb ground-floor bedroom suite, open-plan living/dining room, remodelled kitchen, low-maintenance garden with covered entertaining area and secure gated parking for several vehicles.

Key Features

- Contemporary split-level detached home offering added value potential
- Generous open plan living/dining room filled with natural light
- Remodelled kitchen with high quality Blomberg appliances
- Ground floor suite with bedroom, dressing area & luxurious bathing space
- Three additional well-proportioned bedrooms, two with ensembles
- Low maintenance rear garden with covered entertainment area
- Gated driveway providing secure parking for several vehicles
- Highly desirable location with easy access to Poole Harbour & local amenities
- Lilliput & Baden Powel school catchment
- No forward chain





About the Property

Set within the sought-after Lilliput and Baden Powell school catchment, this modern four-bedroom split-level detached home combines striking contemporary design with practical, flexible living spaces - offered with no forward chain.

From the moment you step inside, the sense of style and space is undeniable. The generous open-plan living and dining area is bathed in natural light from its south-easterly aspect, creating a warm and inviting setting for both everyday living and entertaining. This flows seamlessly into the remodelled kitchen, beautifully appointed with sleek modern cabinetry, elegant stone worktops and premium Blomberg appliances – a true heart of the home.

The layout includes a superb ground-floor main bedroom suite offering the ultimate private retreat, or a disconnected office space, with a spacious bedroom, dedicated dressing area and indulgent bathing space. Three further well-proportioned bedrooms, complemented by three stylish bathrooms, ensure comfort and flexibility for family life or hosting guests.

Outside, the low-maintenance rear garden is thoughtfully designed for enjoyment year-round featuring a covered entertaining area ideal for alfresco dining in any season. Secure gated parking for several vehicles, alongside a carport, adds both convenience and peace of mind.

Perfectly positioned in a prime coastal location with Poole Harbour, award-winning beaches, boutique shopping and excellent schools all close at hand, this remarkable home offers an outstanding blend of contemporary luxury, space, and location.

Tenure: Freehold

Council Tax Band: F

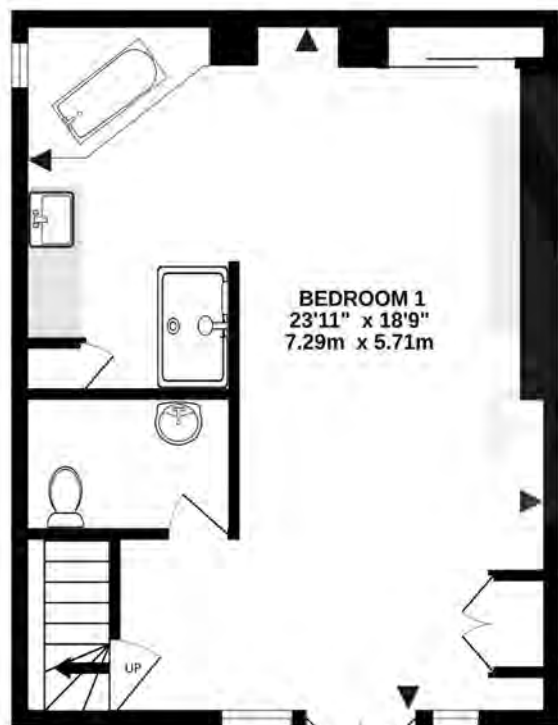




TOTAL FLOOR AREA : 1833 sq.ft. (170.3 sq.m.) approx.

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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LOWER GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.





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.

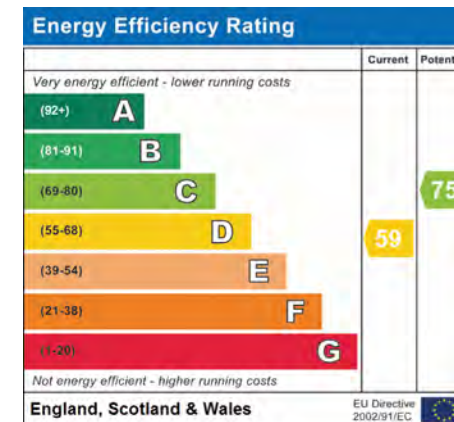
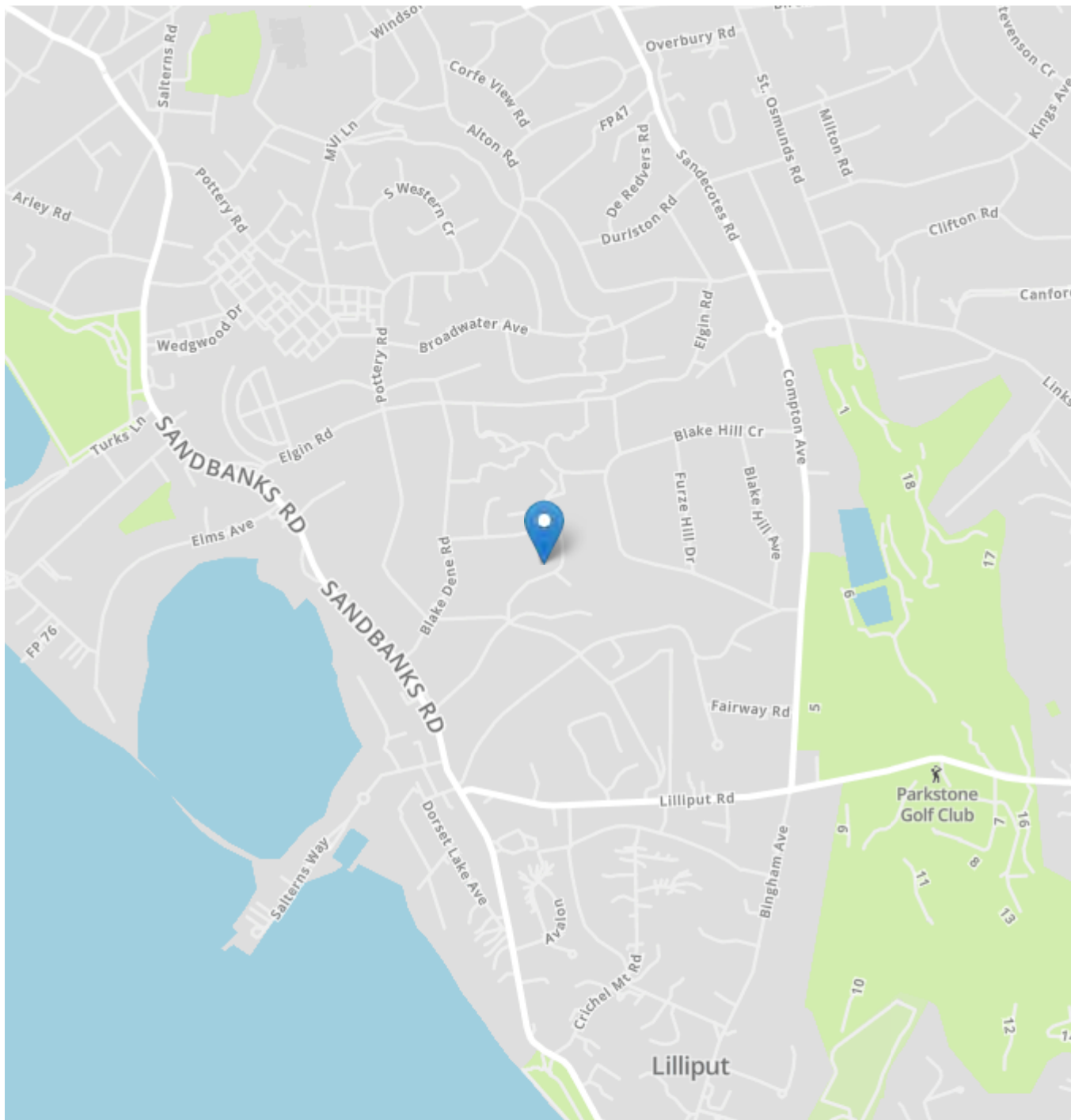
Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

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 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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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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