



The Clock, 321 Sandbanks Road, Lilliput BH14 8HZ



Property Summary

We are proud to present this beautifully improved and immaculately maintained two double bedroom first floor apartment, ideally positioned in the heart of Lilliput. Set within a modern and well-kept development, the property benefits from its own private entrance, offering a rare sense of independence and privacy in this sought-after coastal location.



Key Features

- Private entrance hallway via a large terrace
- Open plan living/dining room with Juliet balcony
- Modern fitted kitchen with quality appliances
- Principal bedroom with private ensuite shower room
- Second double bedroom
- Contemporary main bathroom
- Allocated parking and communal gardens
- Beautifully presented throughout
- Part-Furnished



About the Property

Accessed via a secure, enclosed stairway, the apartment opens to a retained terraced landing that serves as a private approach to the front door. Inside, the spacious entrance hall leads into a bright and airy open-plan living/dining area, featuring large double doors that open onto a Southerly-facing Juliet balcony, filling the space with natural light. The layout has been thoughtfully designed, with the dining area adjacent to a sleek, recently fitted kitchen, fully equipped with high-quality appliances and a comprehensive range of units.

Both bedrooms are generously sized doubles, with the principal bedroom benefiting from a stylish ensuite shower room. The second bedroom is served by a separate, full-size contemporary bathroom, both of which have been finished to an exceptional standard with elegant tiling and premium fixtures. Outside, the terrace area—while technically communal—is used exclusively for this apartment, giving the feel of a private outdoor space. Further benefits include access to surrounding communal gardens, one allocated parking space, and visitor parking. The apartment is just moments from the picturesque shores of Poole Harbour and within easy reach of Lilliput's boutique shops, cafes, and local amenities.

Council Tax Band: D

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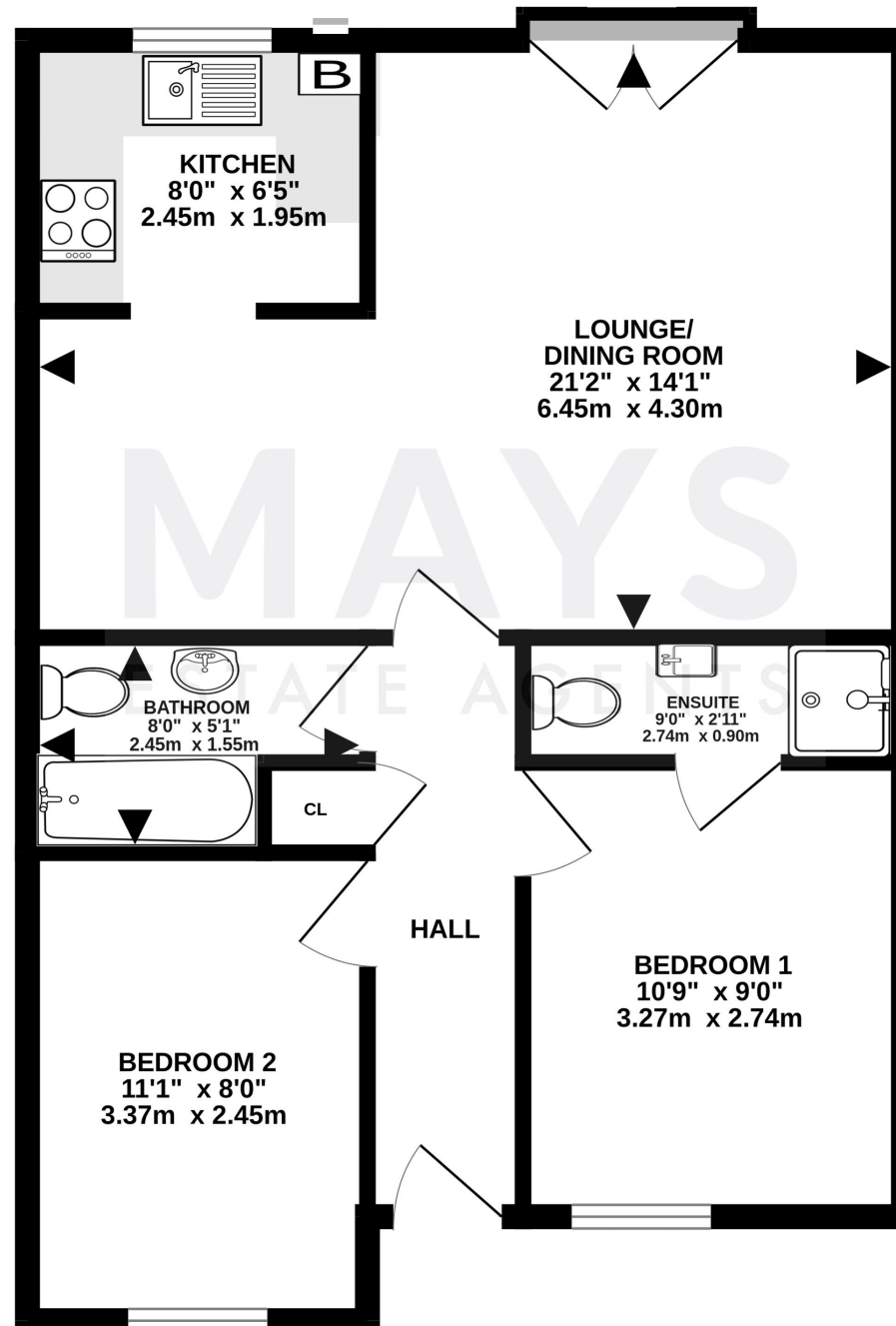
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TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

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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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.

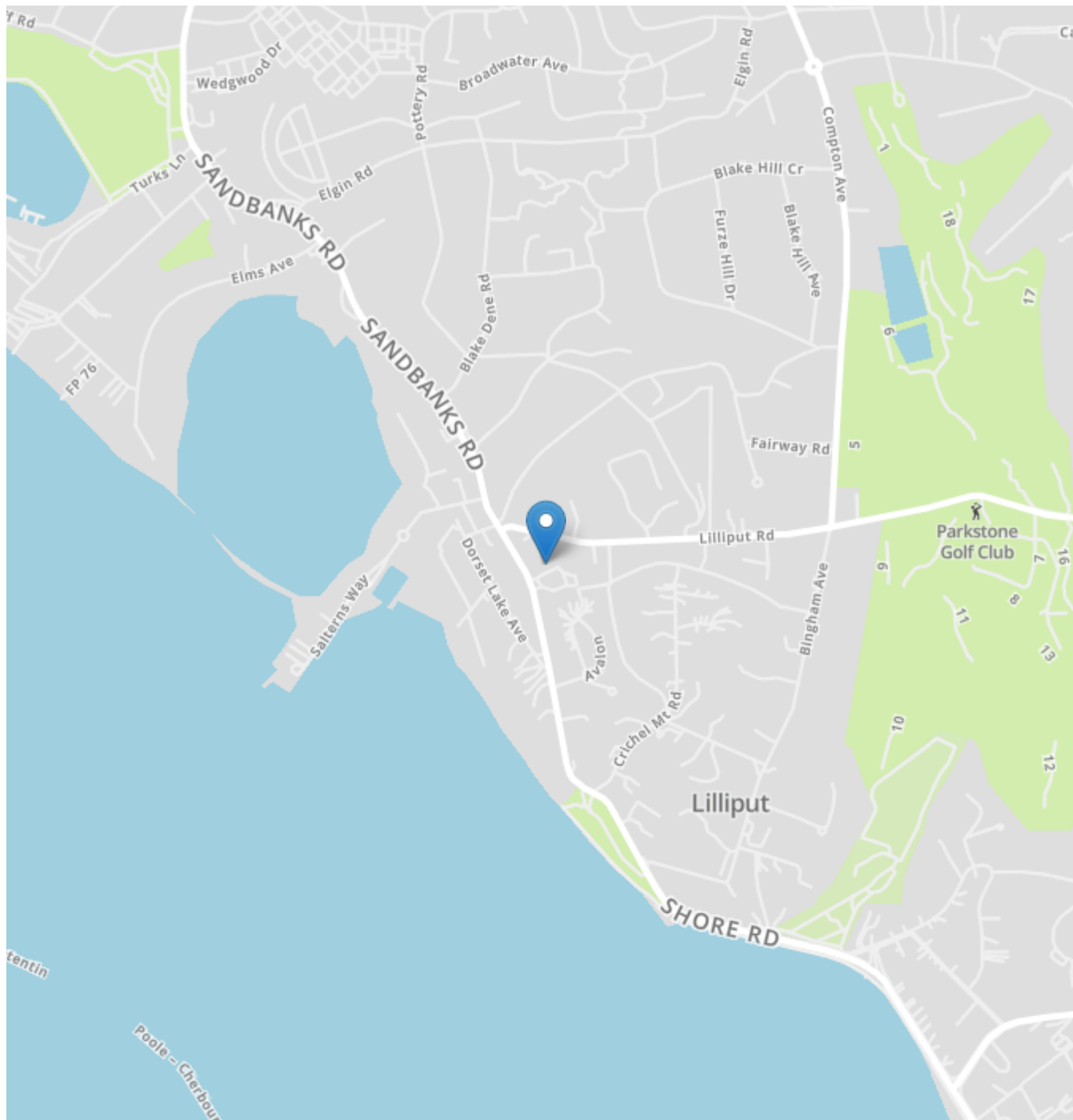


About Mays

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 and letting property 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+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Mays Lettings

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