

Salterns Point

36 Salterns Way, Lilliput BH14 8LN

Guide Price £635,000 Share of Freehold

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Property Summary

Nestled in the heart of the sought-after Salterns Marina, this modern and immaculately presented two double bedroom, two bathroom, Marina facing apartment offers an exceptional coastal lifestyle in one of Poole's most desirable locations.



Key Features

- Spacious 1,026 sq ft third floor apartment
- Triple aspect lifestyle space with sea views
- Modern open-plan kitchen/living area
- Private balcony with spectacular harbour views
- Two double bedrooms, two contemporary bathrooms
- Refurbished to a high standard & stylishly presented throughout
- Secure entry, allocated garage space, with large lockable storage cupboard, & secure bike store
- Private gate to the harbour beach at the rear
- Located in the heart of Salterns Marina, close to Lilliput Village & Sandbanks beaches



About the Property

Positioned on the third floor of a contemporary, purpose-built development, this spacious apartment spans approximately 1,026 sq ft and showcases breathtaking elevated views across Poole Harbour, the Sandbanks Peninsula, and beyond.

The property welcomes you via a generous hallway that leads to all principal rooms, including a stunning open-plan living/dining/kitchen area – a perfect space for entertaining or unwinding in style. The contemporary kitchen is fully fitted with premium appliances and features a large peninsula with breakfast bar seating, seamlessly flowing into the light-filled living area. Full-width doors open onto a private balcony terrace, offering the ideal setting to enjoy panoramic views and coastal sunsets.

Both bedrooms are generously proportioned doubles, each thoughtfully designed and complemented by two stylish, fully tiled bathrooms – one of which is en-suite to the principal bedroom.

Additional features include lift access, secure entry, and allocated parking, all within a well-maintained development that exudes quality and comfort.

Situated within walking distance of Lilliput Village and its charming parade of shops, cafés, and amenities – including an award-winning patisserie and acclaimed local eateries – this location is perfect for those seeking convenience with a touch of luxury. Blue Flag beaches, marinas, and beautiful coastal walks are just minutes away, placing the very best of Dorset's south coast right on your doorstep.

This outstanding apartment is ideal as a permanent residence, stylish second home, or savvy investment.

Tenure: Share of Freehold

Council Tax Band: F (BCP Council)

Service Charge: Approximately £3,326.00 per annum

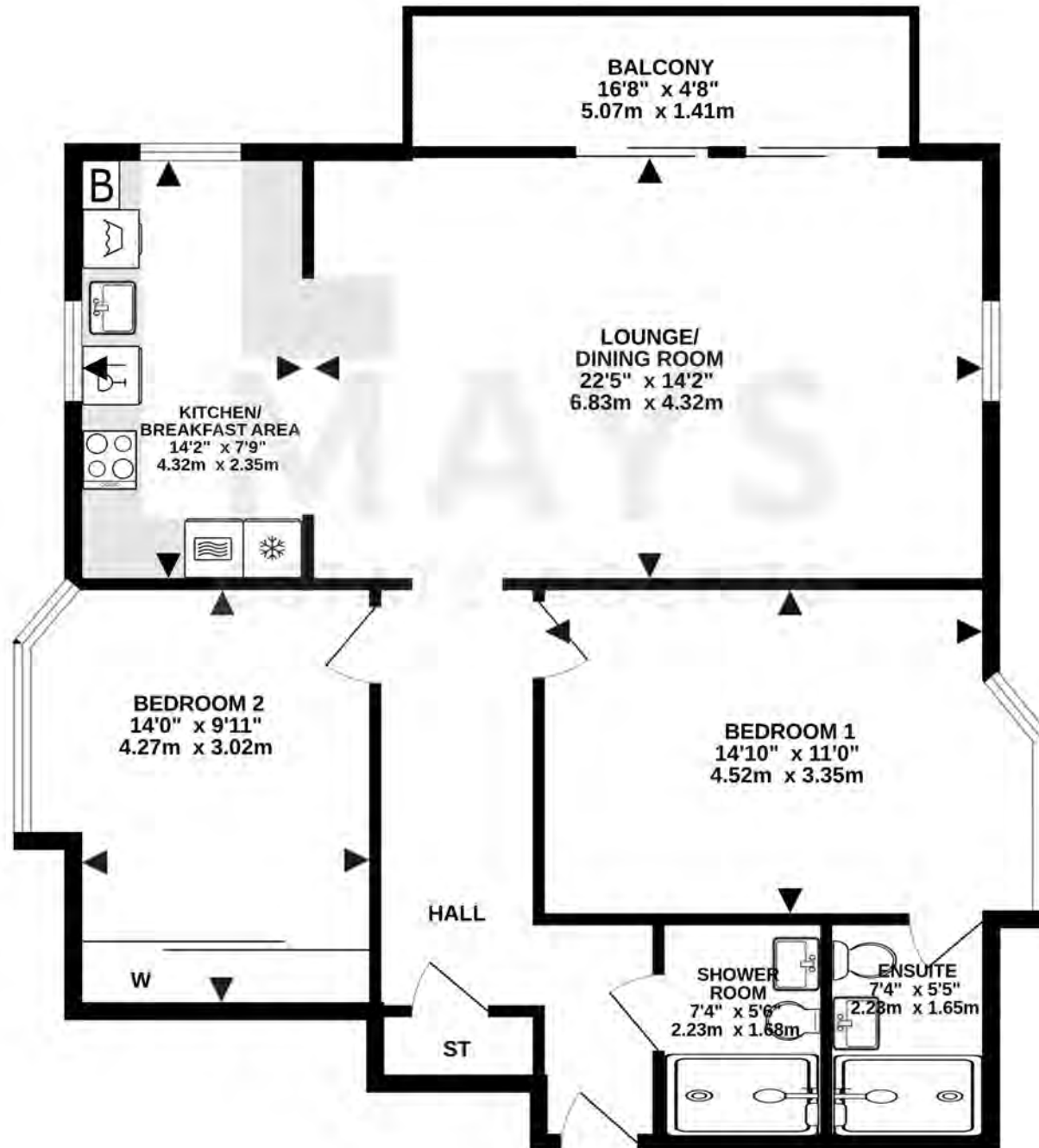
Notes: The development is exclusively reserved for residents therefore holiday lets are not permitted. Pets are allowed on license.



INCLUDING BALCONY

TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(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

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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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