

Sandbanks Road, Lilliput, BH14 8EY
Offers in excess of £950,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

An excellent opportunity to acquire a detached character residence offering tremendous scope for improvement on a substantial plot in central Lilliput with partial harbour views.



Key Features

- Detached character residence
- Partial harbour views
- Substantial plot
- Scope for improvement
- Three reception areas
- Kitchen & Utility room
- Four bedrooms
- Bath/shower room
- WC & guest cloakroom
- Tandem garage



About the Property

237 Sandbanks Road has been owned and enjoyed by the same family since 1971.

The property is set back on a substantial plot centrally located opposite Lilliput Sailing Club and benefitting from partial sea views over Poole harbour towards Brownsea Island and the Purbeck hills beyond. This four bedroom detached character residence offers tremendous scope for improvements or complete redevelopment subject to planning permission, as demonstrated by neighbouring properties. Externally the property benefits from a deep frontage incorporating a long drive and beautifully established gardens with a pleasant rear wooded outlook.

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 cupboard.

The living room has a bay window overlooking the front garden and an original fireplace. Double interconnecting doors open to a sitting room with an open plan arrangement to the dining room with patio doors.

The kitchen offers a range of fitted cupboards including a breakfast bar and space for appliances. There is also a large utility/garden room with fitted units and space for further appliances.

Stairs from the reception hall lead to the first floor landing with access to the loft space.

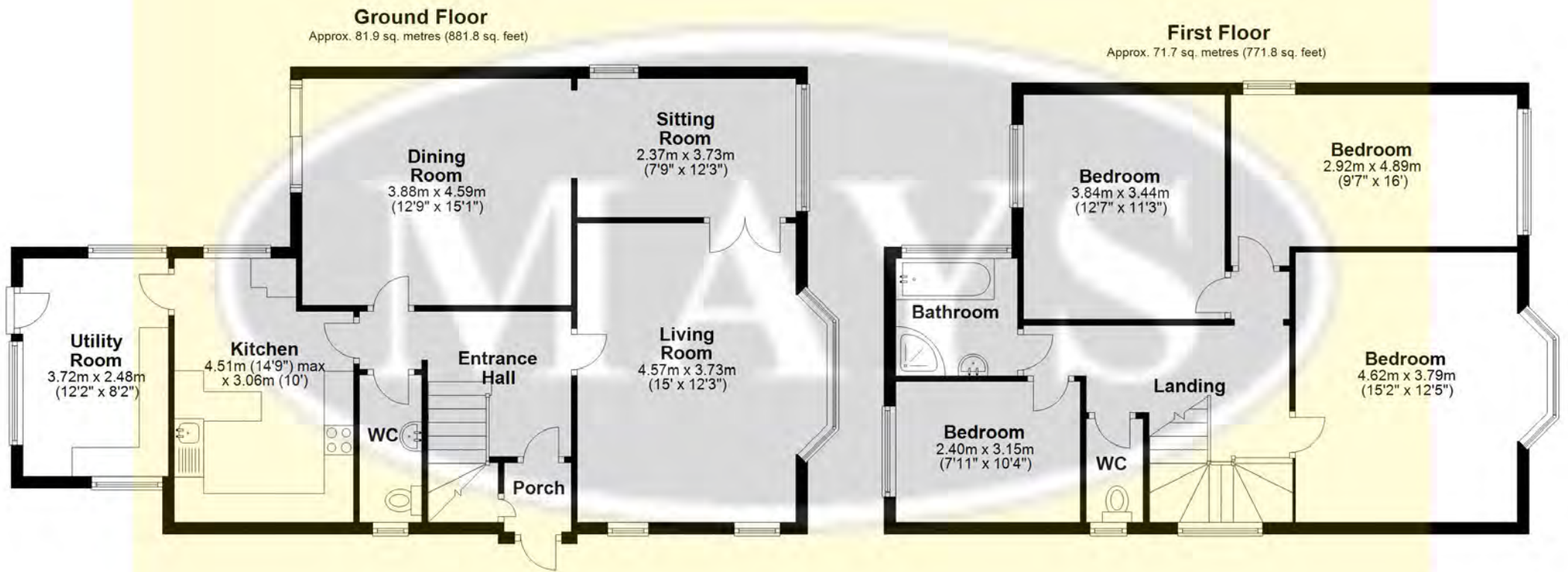
The main bedroom, with fitted furniture, has a bay window providing partial harbour views. There are three further bedrooms, one with harbour views and one housing the airing cupboard.

The four good sized bedrooms are served by a fully tiled bath/shower room and separate WC.

Outside the property benefits from a generous frontage incorporating a long driveway providing ample parking and access to a detached tandem garage. To the rear of the property is a substantial private garden with an attractive wooded outlook enclosed by timber fencing and established borders. Immediately adjoining the property is a large patio and gravelled terrace ideal for entertaining and alfresco dining.

Council Tax Band F





Total area: approx. 153.6 sq. metres (1653.6 sq. feet)

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Plan produced using PlanUp.



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 and Co-operative petrol station, 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. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

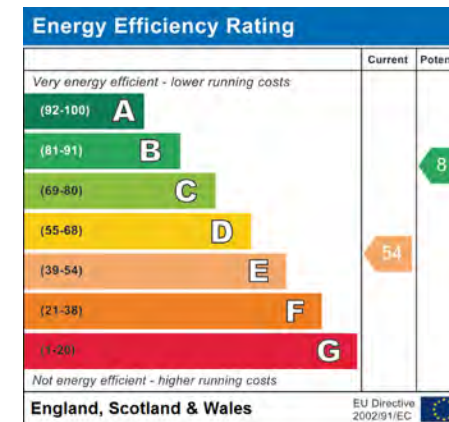
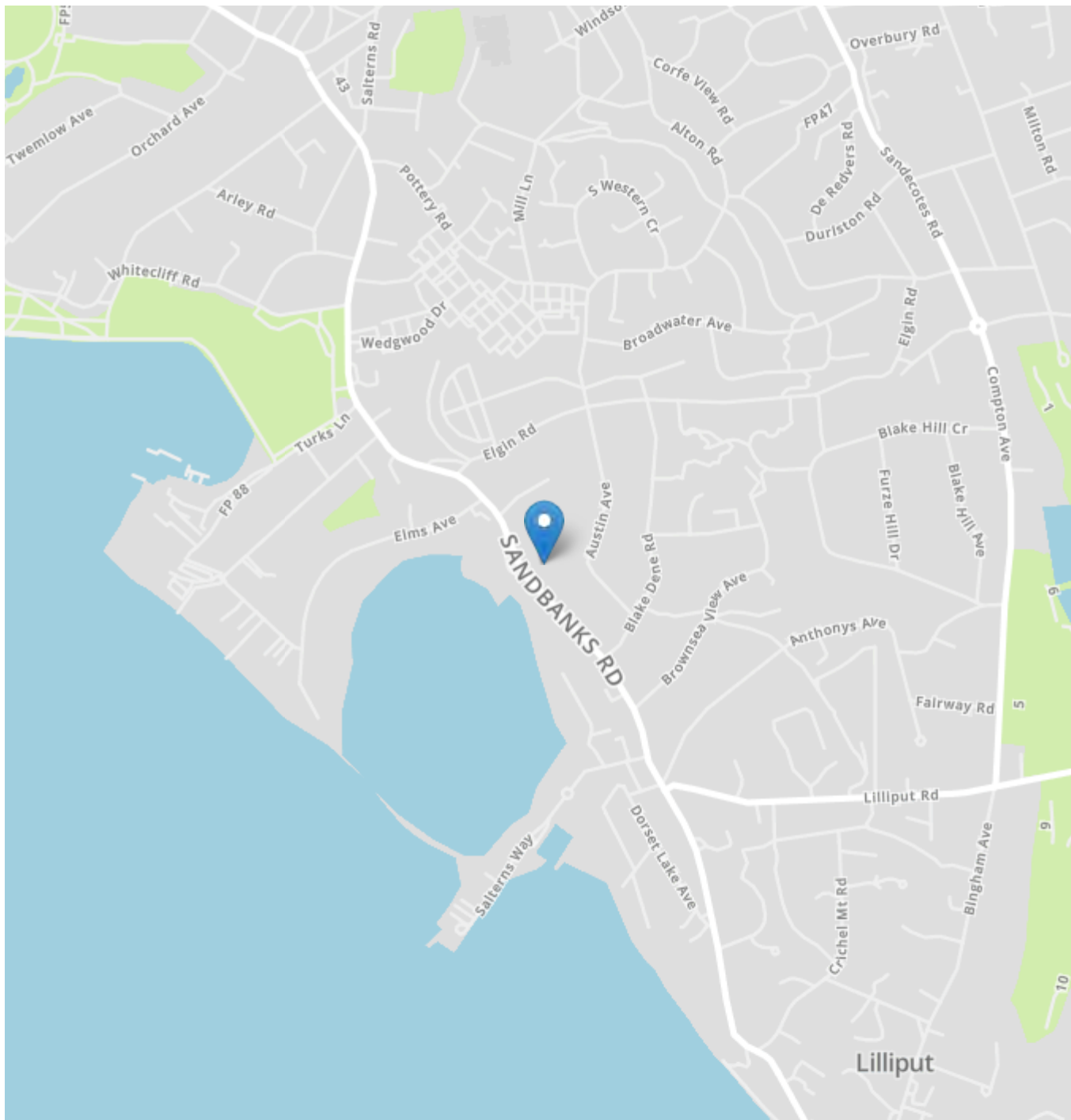


About Mays

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.



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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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