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**Penthouse, Flat 3, Harbour Haze, 22 Salterns Way,
Lilliput, Poole, Dorset BH14 8JR**



Penthouse, Flat 3, Harbour Haze, 22 Salterns Way, Lilliput, Poole, Dorset BH14 8JR Share Of Freehold Price £1,500,000

One of the most outstanding aspects in the area is enjoyed from this superb penthouse 2 bedroom apartment affording breathtaking views over the Blue Lagoon. Harbour Haze is a development of just three luxury apartments, new in 2014 with direct water frontage onto the blue lagoon, where you can launch your small boat from the jetty, or paddleboard out around the harbour. The property includes a particularly generous balcony (24'1" x 7'10") with glass balustrade with which enjoys a lovely sunny aspect from where you can watch the sunset over the lagoon. Each apartment has two parking spaces, behind an electronic sliding gate, a large private store opening onto the garden which is a communal area where there is an artificial grass lawn and raised deck with ramp into the water. Flat three occupies the entire top floor and is accessed via a passenger lift or staircase with security entryphone system.



- Stunning two double bedroom penthouse apartment, being one of just three flats in this highly desirable location
- A water lover's dream with own jetty leading to the water
- Waterside living at its best, enjoying a stunning aspect with direct views onto the Blue Lagoon, Brownsea Island and Poole Harbour beyond and further views from the front of the property to Salterns Marina
- Fabulous 24'1" x 7'10" sun balcony with 'front row' sea views
- A splendid open plan kitchen/dining/living room with integrated Siemens appliances and full width sliding double glazed doors, having fitted electronic blinds, leading to the balcony, and providing breathtaking views
- Separate utility room with Siemens integrated washing machine and tumble dryer
- Underfloor heating, double glazing
- Both bedrooms have floor to ceiling windows, so you are able to admire the views towards Salterns Marina. The master bedroom has a range of fitted furniture and a contemporary ensuite shower room. A further luxury bathroom serves bedroom 2.
- Storage room 5m x 2.4m (restricted head height at 1.25m) under the building opening into the rear garden to hold water sports equipment or garden furniture etc.

Harbour Haze is located in the heart of Lilliput, on the edge of the Blue Lagoon with sailing, kite surfing, paddle boarding and windsurfing all on your doorstep. Set on one of the most desirable stretches of coastline, the development is walking distance to local shops, cafes and restaurants at Lilliput, and just yards from Salterns Marina. Poole Town Centre is approximately 3 miles away and the beach and sea 1.5 miles away. Breathtaking scenery of Evening Hill, Poole Harbour, Sandbanks Beaches are all on the doorstep to enjoy.

Tenure Share of freehold with lease of 999 years from 2014
Maintenance: £200 per month to include, building insurance, window cleaning, gardening, communal cleaning and once a month a full internal clean of each apartment

COUNCIL TAX BAND: G

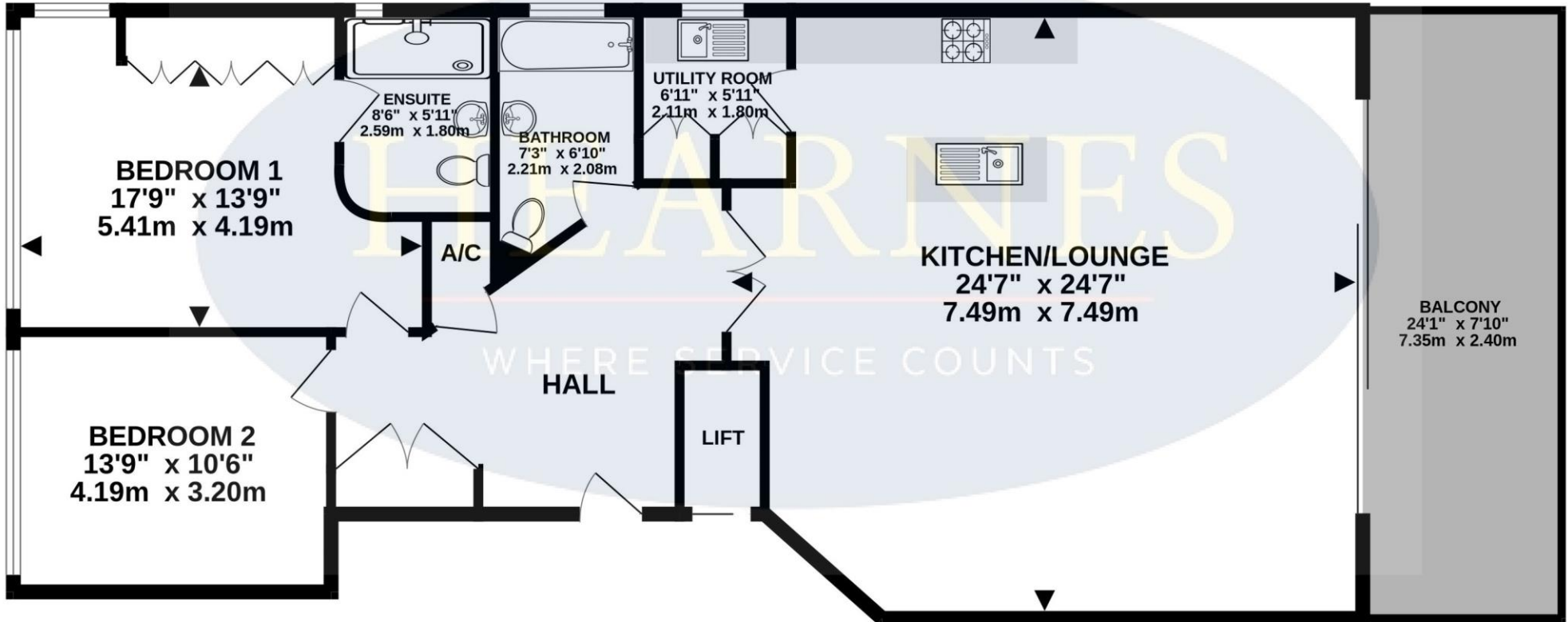
EPC RATE: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1375sq.ft. (127.7 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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