

FOR SALE

Flat 6, Salterns Court, Sandbanks
Road, Lilliput, Poole, Dorset BH14
8HS



PHILIPPA SOLE



£375,000

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No forward chain

Off street parking + garage

2 double bedrooms

Outstanding views across Poole Harbour

Spacious open plan accommodation

Superb location in Lilliput Village

South facing balcony

Council Tax Band D - £2147.75
Share of Freehold

About this property

This beautifully presented, second-floor apartment is ideally situated in the highly sought-after Lilliput Village. Upon entering, you are welcomed into a generously spacious reception room designed with an open-plan layout. This inviting area encompasses distinct kitchen, dining, and lounging spaces, each thoughtfully arranged to create a harmonious flow. The large dual-aspect windows enhance the room by flooding it with natural light, while offering breath-taking views of Poole Harbour, making it a truly delightful living space.

The apartment also features two well-appointed bedrooms, each equipped with ample storage and offering picturesque open views. The accommodation is completed by a spacious family bathroom.

A highlight of this property is the south-facing balcony terrace, which provides stunning views across the marina and serves as an ideal spot for summer evening entertainment. Externally, the property includes a single garage and access to residents' parking at the rear.

Location

Lilliput Village is situated approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina. The village features a variety of shops, including a Tesco Express, the award-winning Mark Bennett Patisserie, a Thai restaurant and takeaway, hairdressers, and surf and bike shops. Additionally, Lilliput boasts a doctor's surgery, a chemist, and the highly rated Lilliput First School.

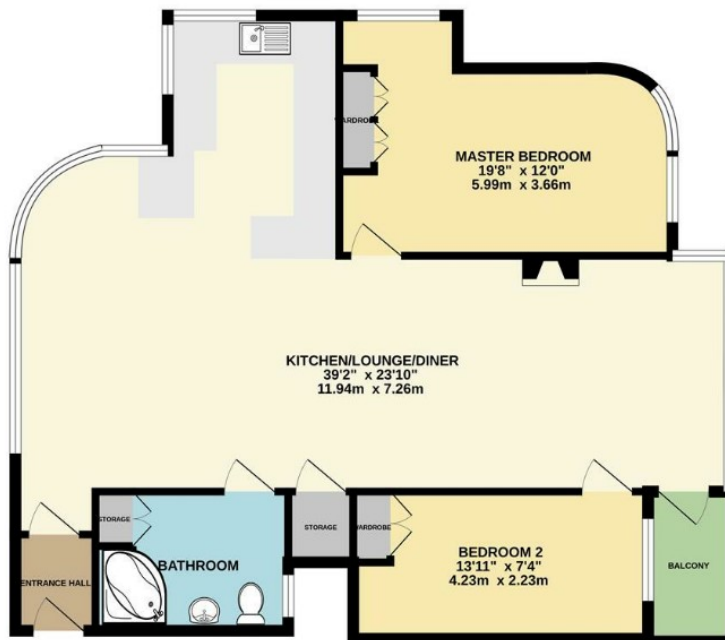
The Village offers excellent connectivity to the town centres of Poole and Bournemouth. The Sandbanks Peninsula provides access to the chain ferry to Studland, offering miles of National Heritage Coastline and the Purbeck Hills, which are perfect for walking and cycling trails.

Transport links are excellent, with the mainline railway station at Poole offering services to Southampton and London. The area also offers numerous sporting facilities, including the prestigious Parkstone Golf Club nearby.





SECOND FLOOR



TOTAL SQFT: 980 SQFT | 91 SQM

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been checked and no guarantee as to their operability or efficiency can be given. Made with NetSpace E2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	77
EU Directive 2002/91/EC			

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