



Brownsea View Avenue, Poole BH14 8LL



Property Summary

We are delighted to present this charming two-bedroom apartment boasting panoramic views across Poole Harbour. Situated in the sought-after location of Lilliput, this property offers a rare opportunity to enjoy coastal living at its finest, with tranquil surroundings and a highly desirable outlook. The apartment provides both comfort and convenience in an exclusive residential setting.



Key Features

- Stunning panoramic views over Poole Harbour
- Sought-after location in Lilliput
- Spacious reception room
- Fully fitted kitchen
- Two double bedrooms
- Family bathroom with shower over bath
- Separate WC
- Private balcony with harbour views
- Garage
- Unfurnished



About the Property

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Located within Brownsea View Close, a private apartment building at the top of Brownsea View Avenue, this property offers bright and spacious accommodation throughout. The large entrance hallway leads into a generous reception room, offering space for both living and dining areas, while the fully fitted kitchen benefits from dual-aspect windows that flood the space with natural light. Both double bedrooms enjoy stunning harbour views and come complete with fitted cupboards, providing practical storage. The apartment also features a family bathroom with a shower over bath and WC, as well as a separate cloakroom for added convenience.

Additional benefits include access to beautifully maintained communal gardens, a private balcony overlooking the harbour, a garage, and visitor parking spaces. The property is equipped with night storage heating and is available for a long-term let. This is a wonderful opportunity to secure a well-presented apartment with exceptional views in one of Poole's most desirable areas.

Council tax Band: E

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: None

Flood, erosion or coastal risk: None

Heating type and fuel: Electric Heating with Night Storage Heating

Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: None

Floor level (if within a building): Second Floor

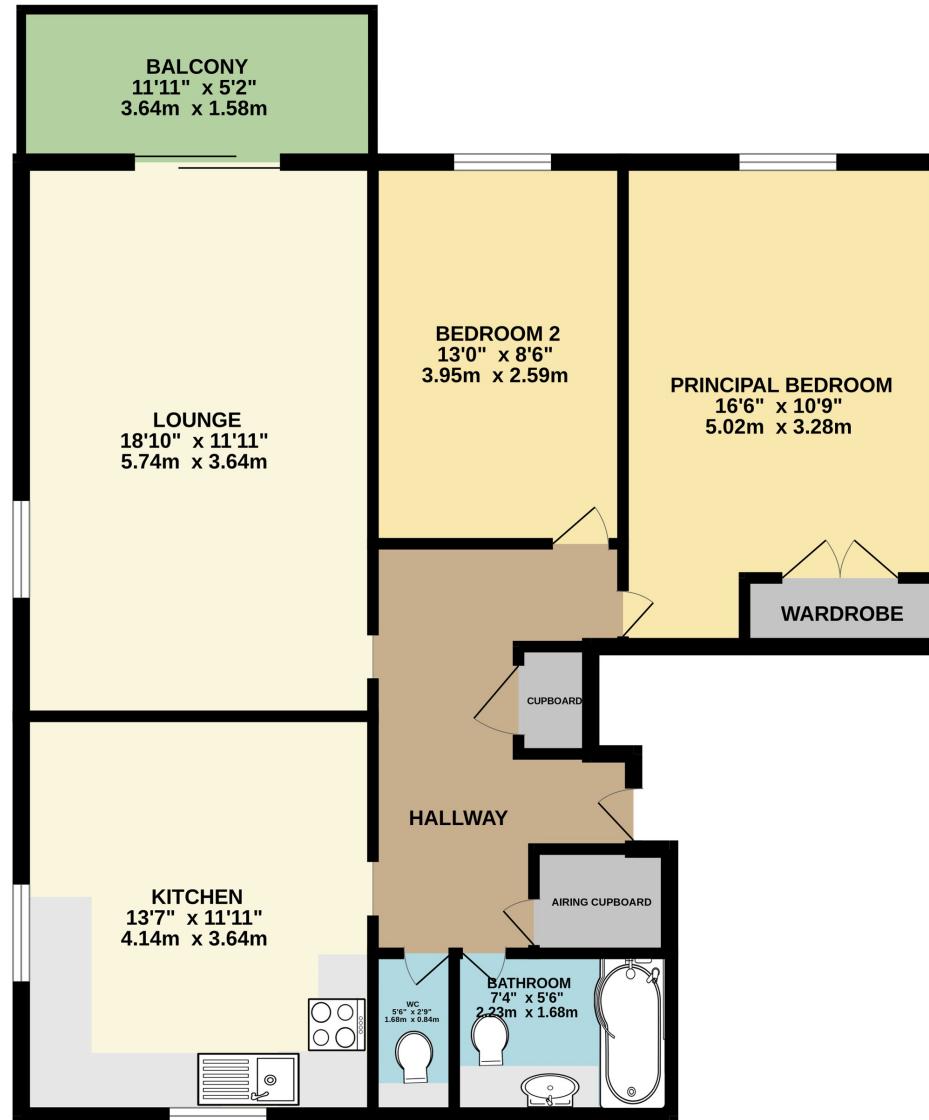
Unavailable for pets

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SECOND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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.

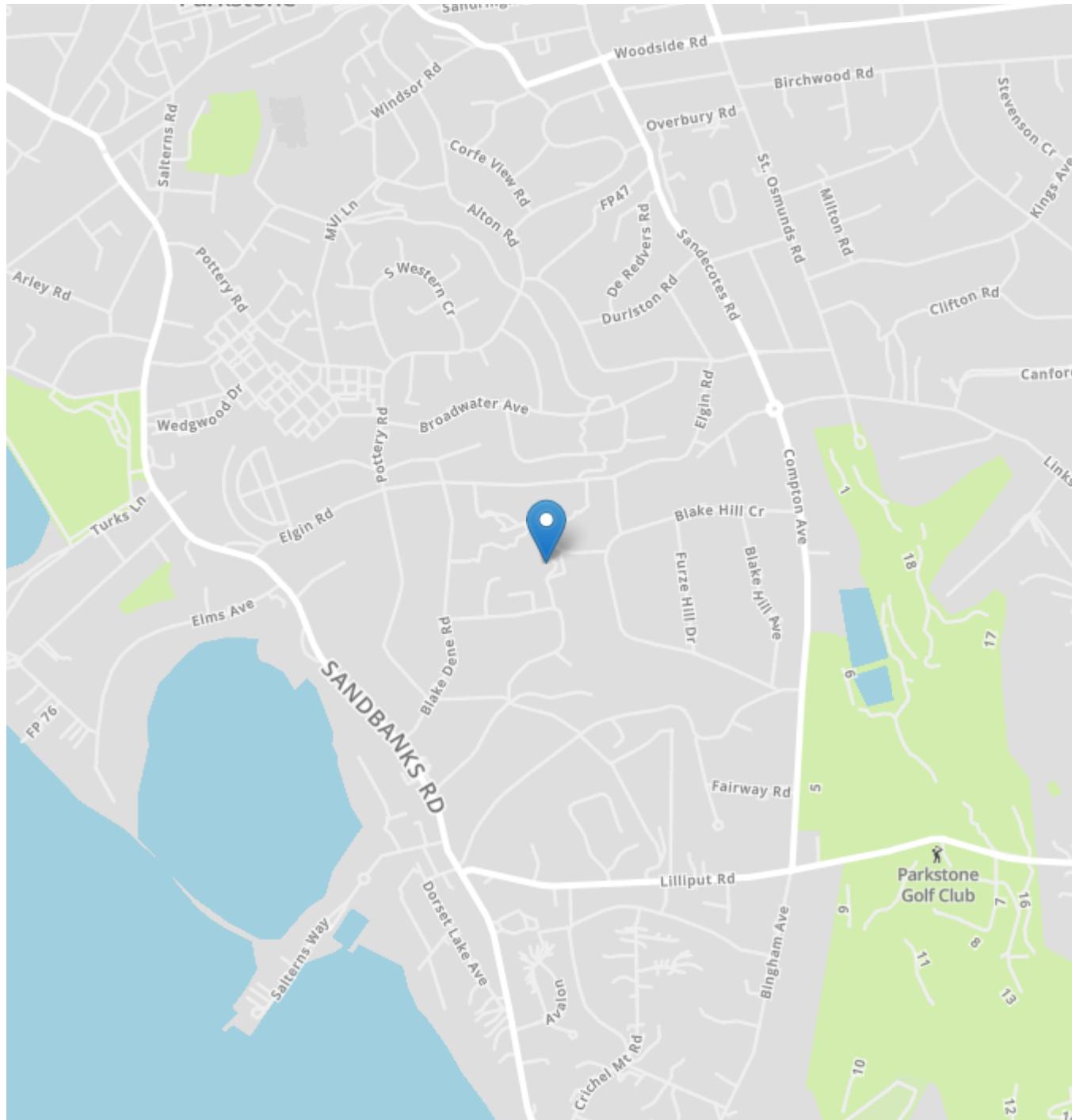


About Mays

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		
(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			

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Mays Estate Agents - LETTINGS

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: lettings@maysestateagents.com
www.maysestateagents.com

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