

FOR SALE

Salterns Point, Salterns Way,  
Lilliput, Poole, Dorset BH14 8LW



PHILIPPA SOLE



£550,000

—  
Stunning marina & harbour views

South facing balcony

2 double bedrooms - one ensuite

Secure allocated parking space

Modern open plan kitchen room

Communal garden & access to beach

No forward chain - ideal summer retreat

Council Tax Band F - £3102.30

Leasehold

## About this property

A spacious 2 double bedroom, second floor apartment, boasting a modern open plan kitchen breakfast room and far-reaching views over Poole Harbour towards Sandbanks Peninsula. Located in an exclusive residential development in highly regarded Salterns Marina making it an ideal second home.

Nestled within the highly sought-after Salterns Marina, this apartment offers breathtaking southerly vistas of the Marina, Poole Harbour, and the serene Blue Lagoon. The communal entrance is impeccably maintained, featuring both stairs and a lift servicing all floors. Inside, the apartment is tastefully presented, showcasing panoramic views from every principal room.

The expansive dual-aspect lounge/dining room opens onto a south-facing balcony, providing captivating views of the Marina and Poole Harbour. The adjoining fully fitted kitchen boasts a range of floor and wall-mounted units complemented by black granite worktops, splash-back and breakfast bar, and integrated appliances including a fridge/freezer, dishwasher, washing machine, hob, and oven, all while offering glimpses of the tranquil Blue Lagoon. Boasting two double bedrooms with fitted wardrobes, a fully tiled bathroom, and an en-suite shower room in the main bedroom, it promises comfort and convenience.

Additionally, the property includes secure underground parking for one vehicle, as well as visitor parking. Previously leased, this apartment is offered with no onward chain and is a fantastic opportunity to enjoy summer sundowners from the balcony.

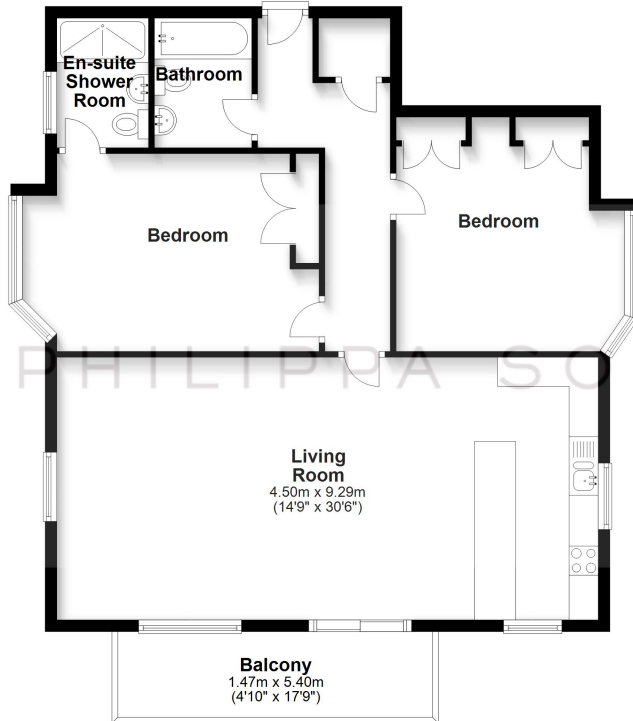
## Location

The apartment boasts a prime location, just a short stroll from Lilliput Village, where you'll find a variety of independent retail such as award-winning Mark Bennetts Patisserie, popular Rockets & Rascals coffee & bicycle shop, Koh Thai Restaurant, watersports shops, hairdressers, beauticians and a handy local petrol station & convenience store. This popular Marina development is within 1.5 miles of picturesque Canford Cliffs village, along with the bustling social hub of Ashley Cross, centred around its pretty Green. It's also where Parkstone train station is located providing direct access to London Waterloo in approx. 2 hours. South of Salterns Point, you'll discover the acclaimed Blue Flag sandy beaches of Sandbanks, extending for 7 miles towards Bournemouth and beyond, making it an ideal spot for those passionate about water sports.





**Floor Plan**  
Approx. 91.7 sq. metres (986.8 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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