

Harbour Prospect  
32 Hurst Hill, Lilliput BH14 8LF  
OIEO £280,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

Offering a blend of space, style, and convenience, this immaculate second-floor apartment forms part of a well-regarded development just a short stroll from Lilliput Village. Ideal for professionals, couples, or small families, the property benefits from excellent local school catchments and is close to the beautiful Evening Hill viewpoint, perfect for weekend walks

## Key Features

- Spacious two double bedroom 2nd floor apartment
- Highly desirable Lilliput location
- Near Evening Hill Viewpoint
- Two modern bathrooms
- South facing balcony
- Large lounge/dining room
- Entrance hall with storage
- Private garage and residents parking
- Beautiful communal gardens
- Within favoured local school catchment





### About the Property

Accessed via stairs or lift, the apartment welcomes you through a brand-new door into a large hallway complete with ample storage. The heart of the home is the dual aspect lounge/dining room, a bright and airy space perfect for both relaxing and entertaining. Sliding doors lead directly onto a private south-facing balcony, offering elevated views over the lush communal gardens.

The modern shaker-style kitchen adjoins the living space and features integrated appliances, making meal preparation effortless. Two generous double bedrooms are positioned to the rear of the apartment, serviced by a contemporary family bathroom and a separate shower room, ensuring comfort and convenience for residents and guests alike.

Set within beautifully maintained grounds, the development offers sweeping gardens for residents to enjoy alongside guest parking. A private garage is also included with the apartment adding valuable storage.

This apartment is offered with no forward chain and represents a fantastic opportunity to secure a stylish, well-appointed property in one of the area's most desirable locations.

Tenure: Share of Freehold

Service Charge: Approximately £718 per quarter ( £2,872 per annum)

Council Tax Band: E

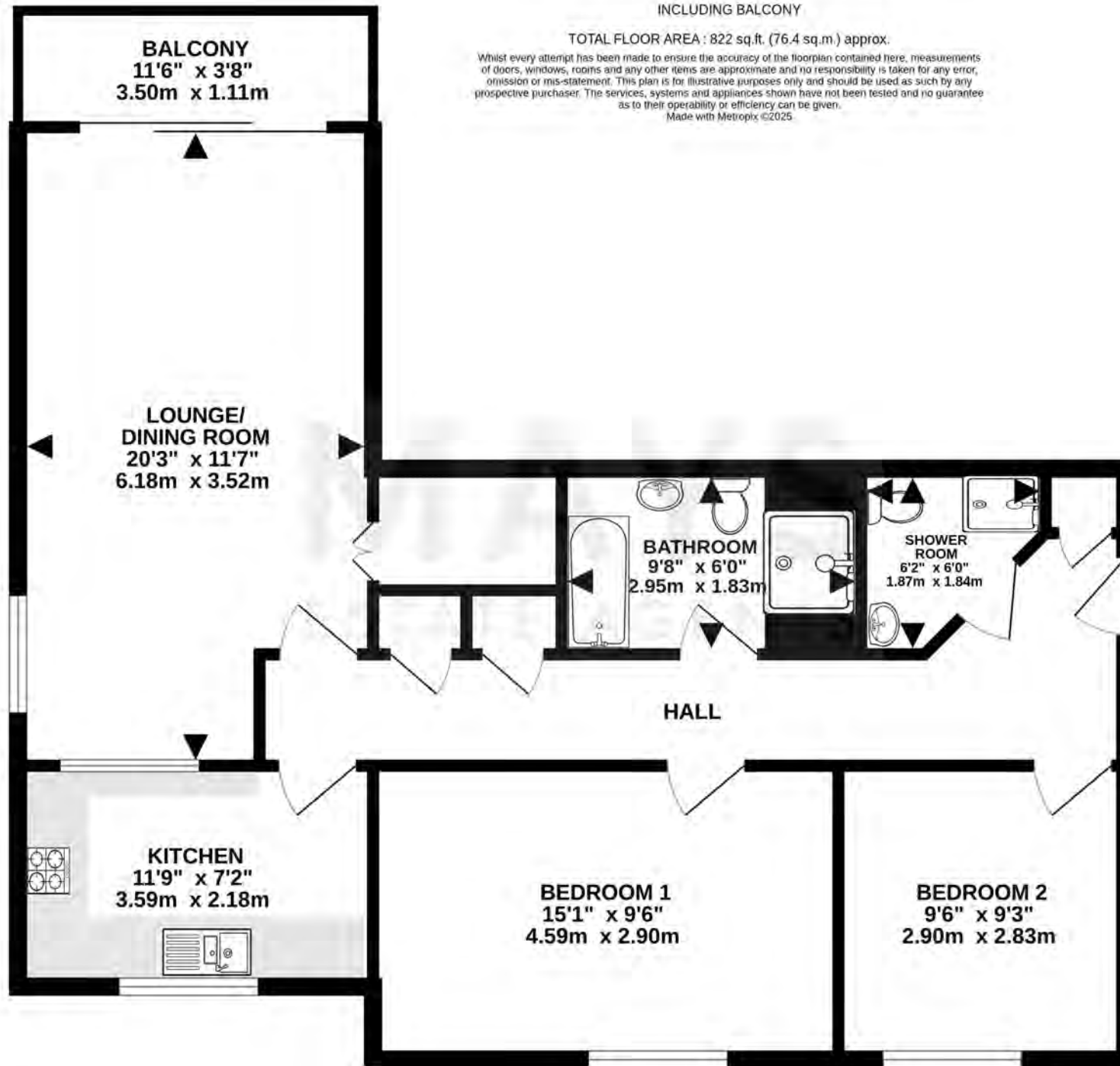
Notes: The development is for the exclusive enjoyment of residents therefore pets and holiday lets are not permitted.



INCLUDING BALCONY

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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.

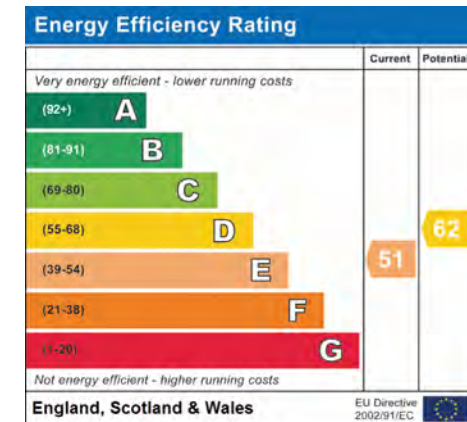
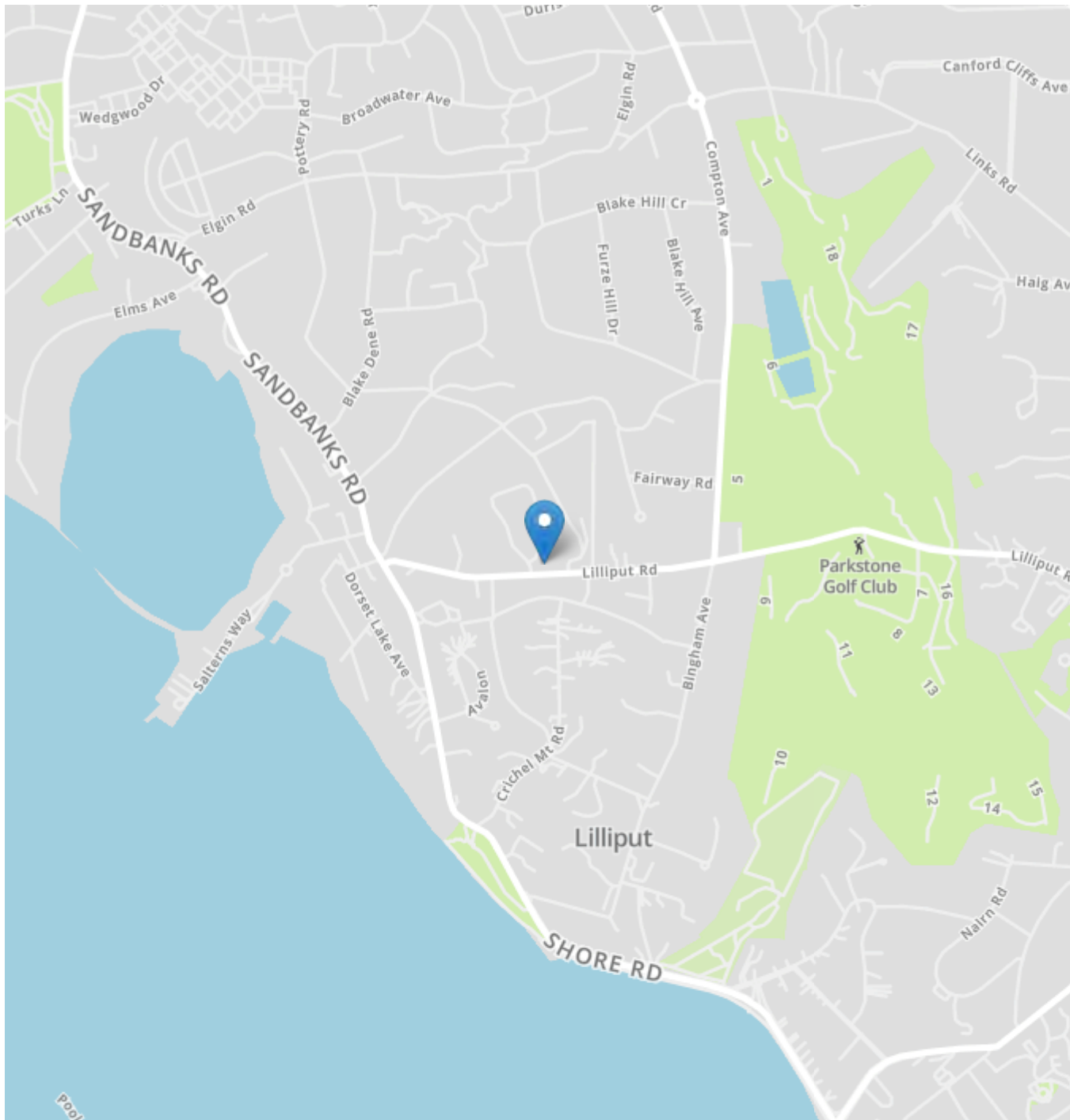


## About Mays

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 clients homes 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.



### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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