

Hurst Hill, Lilliput BH14 8LF  
£795,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A well-positioned detached house set in a quiet cul-de-sac in Lilliput, moments from well-regarded schools, Parkstone golf club and the stunning views from Evening Hill over Poole Harbour . The property occupies a very wide plot, and the good-sized rear garden offers a high degree of privacy. Internally the property is well presented throughout and benefits from a recent redecoration, a newly fitted kitchen and carpets. A superb home for buyers wanting an incredibly quiet yet highly convenient address.



## Key Features

- Entrance hallway
- Cloakroom
- Living room
- Dining room
- Modern kitchen/breakfast room
- Three double bedrooms
- Bathroom
- Garage and off-street parking
- Landscaped gardens to front and rear
- No forward chain



## About the Property

On entering the property there is a large hallway with a useful storage cupboard and cloakroom w/c. Double doors open from the hallway to both the living room and dining room. The living room is dual aspect and large windows fill the room with light from both the front and rear elevations. The living room has a feature fire surround that acts as a focal point and open access leads directly to the dining room. The dining room has a window and door that opens to the rear garden. The newly fitted kitchen/breakfast room is tastefully appointed with a comprehensive range of units that incorporate a Bosch oven and hob. To the front of the kitchen there is a breakfast area whilst to the rear a door opens to the garden.

Stairs rise to a generous landing and the principal bedroom enjoys a dual aspect overlooking both front and rear gardens. There are two further large double bedrooms to the first floor and a large shower room that has plentiful space for a bath to be reinstated if required.

To the front of the property there is a brick block paved driveway that provides off-street parking for numerous vehicles along with a covered carport to the side of the property. The driveway in turn leads to an integral garage. The gardens to the front are laid to lawn and contain mature shrubs and established beds. To the rear of the property the garden is similarly laid to lawn with a variety of mature plants and shrubs. The garden enjoys a high degree of privacy and provides a very peaceful environment.

Tenure: Freehold

Council Tax Band: F



▼ Ground Floor

TOTAL AREA: 68.88 m<sup>2</sup> - LIVING AREA: 47.37 m<sup>2</sup>



▼ 1st Floor

TOTAL AREA: 44.24 m<sup>2</sup> - LIVING AREA: 44.24 m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.



## 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.

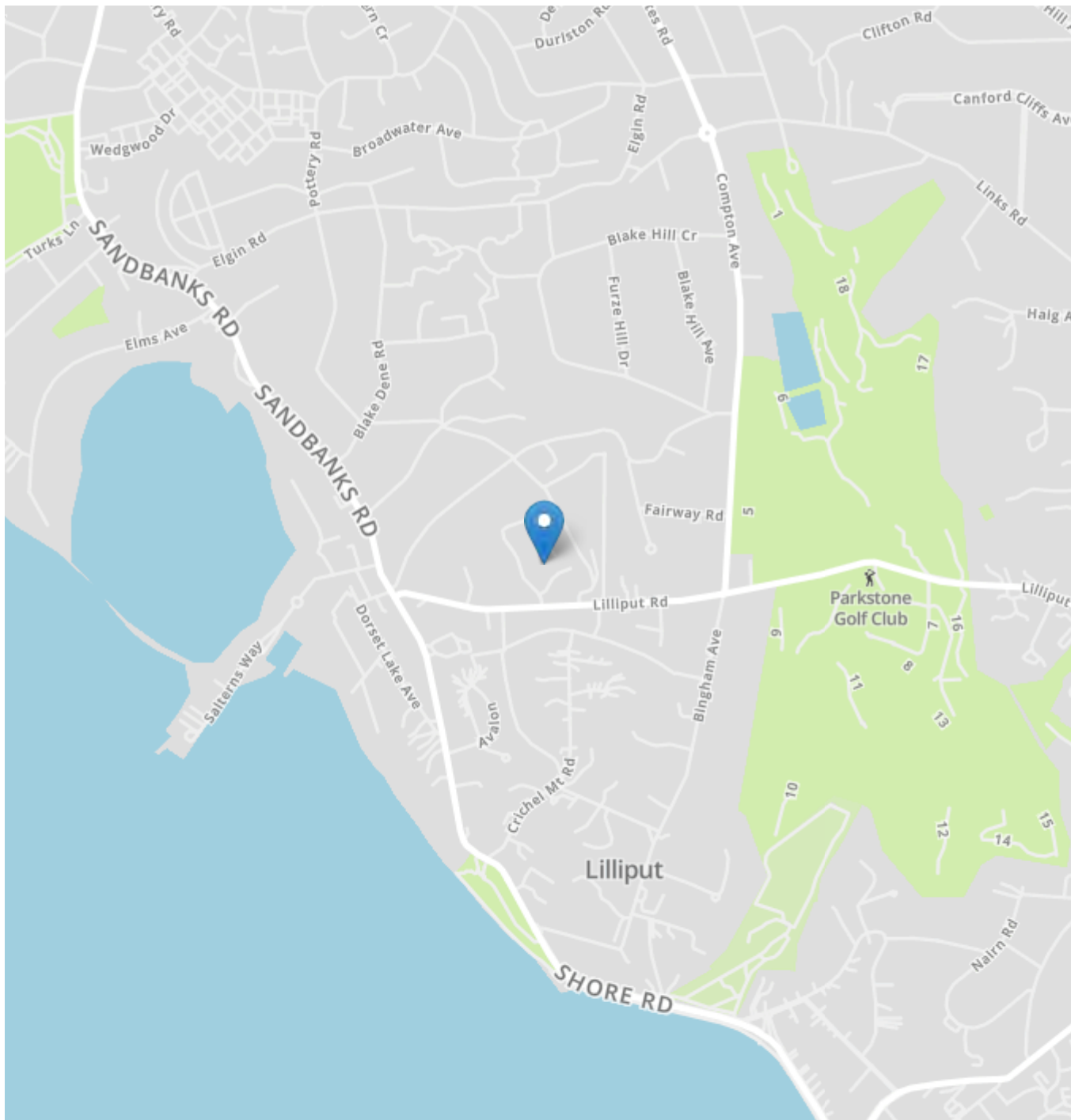


## About Mays

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.



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>		80
(55-68) <b>D</b>	59	
(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

### 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.

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