

Brownsea View Avenue,  
Lilliput, Poole BH14 8LQ

Guide Price £950,000 Freehold





## Property Summary

A rare opportunity to acquire a well-constructed detached bungalow in arguably one of the best roads in the highly sought after location of Lilliput. The property has a private and commanding west-facing positioning with sunny well-established gardens to the front, side, and rear. With easy strolls via footpaths down to the local shops, sandy beaches, Bournemouth Collegiate, and both Lilliput and Baden Powell schools, the property offers huge potential for retirees or young families alike.

## Key Features

- Commanding corner positioning
- Large entrance hallway with cloakroom
- Living/dining room
- Kitchen opening to a garden room
- Three double bedrooms
- En-suite to principal bedroom
- Double garage and driveway
- Mature surrounding gardens
- Strong potential to personalise the layout
- Accommodation extending to some 1,800 sq/ft
- Approximate plot size of 1,000 sq/m





## About the Property

The property boasts an elevated corner positioning at the top of Brownsea View Avenue and therefore enjoys a peaceful location with Brownsea View Avenue being a quiet road. The wide frontage presents a choice of steps or a slope to access the property, and at this level you become immediately aware of the spacious feel this prominent plot affords.

Both guest bedrooms enjoy the morning sun, as does the kitchen. The sun travels past the South facing terrace and garden room throughout the day and breath-taking sunsets can be enjoyed from the terraces and living/dining room. With large windows and a superb orientation, the property is incredibly light.

There is a surrounding low-maintenance terrace that enjoys a high degree of privacy, and the terrace is bordered by a variety of mature shrubs and trees. This creates the ideal environment for relaxing and entertaining. The tiered rear garden also offers seclusion, and mature planting and seasonal shrubs add ever-changing perennial colours. There is a useful garden shed and large greenhouse, ideal for keen gardeners.

On entering the property there is a spacious hallway with a built-in storage cupboard and a cloakroom. The living/dining room has a large picture window that frames the open-outlook and provides a hint of a harbour view. A feature stone fire surround acts as a focal point and is currently housing a solid fuel effect gas fire. The dining area of this room has comfortably catered for 10 people and is defined by an archway that creates a degree of separation, and visually retains the identity of this area.

The kitchen is fitted with a comprehensive range of units which incorporate integrated appliances and is flooded with light courtesy of the adjoining South facing garden room. The garden room makes for an ideal breakfast area, or secondary living space as doors open directly to the garden terrace.

The principal bedroom has fitted wardrobes and a large en-suite to include a spa bath and the remaining bedrooms are comfortable doubles. Bedroom two enjoys direct access to the garden which provides versatility to the use of this room and bedroom three benefits from 'Jack & Jill' access to a separate shower room.

We feel this is a superb property with a highly desirable address and could be the ideal opportunity for buyers wishing to personalise or create the environment of their next home.

Tenure: Freehold  
Council Tax Band: F

The location is incredibly quiet, and the property is ideally situated for local amenities. The beautiful, sandy award-winning Sandbanks beach is only a short drive or bike ride away, and more local sandy beaches can be accessed via footpaths from the property.

There are many beautiful viewpoints near the property that overlook Poole Harbour and Brownsea Island, and as far as Old Harry Rocks and the Isle of Purbeck. The Sandbanks chain ferry crosses a short stretch of water to the Isle of Purbeck and gives access to Studland, Swanage, Corfe Castle and the rest of the magnificent Jurassic Coastline.

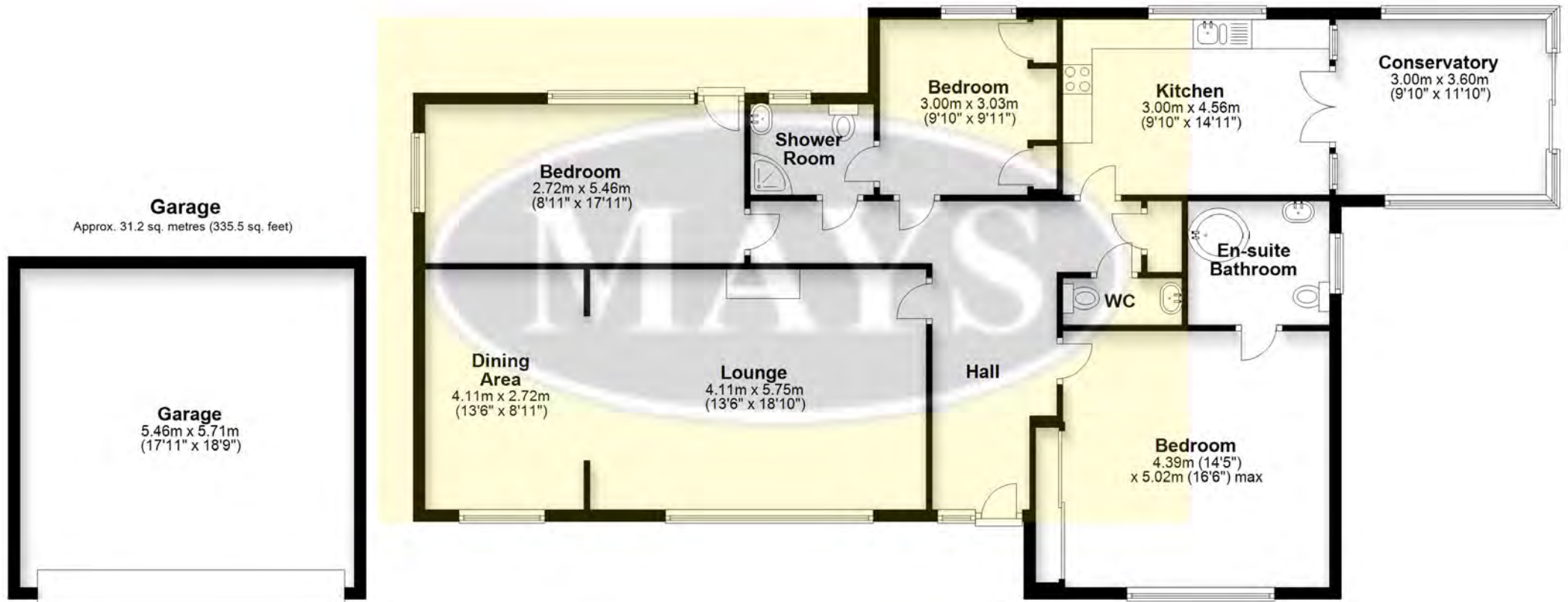
There are a wealth of water sports activities locally and the area is perfect for wind surfing and paddle boarding in Poole Harbour. There are also many yacht clubs and nearby marinas for boating enthusiasts.

The local transport links to Bournemouth and Poole are excellent and just over one mile away is Parkstone train station which has a direct line to London Waterloo and Weymouth. The A31, M27 and M3 are superb road links to London and for travellers from further afield Bournemouth International and Southampton Airport are easily accessible.



### Ground Floor

Approx. 138.0 sq. metres (1463.7 sq. feet)



Total area: approx. 167.1 sq. metres (1799.1 sq. feet)





### About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with 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 nearly 30 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**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 - Lilliput Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

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

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

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

