



Harbour Prospect, Hurst Hill, Poole, Dorset, BH14 8LF



Property Summary

We are delighted to offer this spacious second-floor apartment, ideally located in the heart of Lilliput Village. This property is perfect for those seeking a comfortable modern home in a sought-after area, offering a variety of local amenities and picturesque surroundings.



Key Features

- Two double bedrooms
- Family bathroom with shower over bath
- Additional shower room
- Balcony from the living room
- Fitted kitchen with integrated appliances
- Ample storage cupboards
- Light & bright living/dining room
- Spacious accommodation throughout
- Garage
- Parking on a first come first serve basis



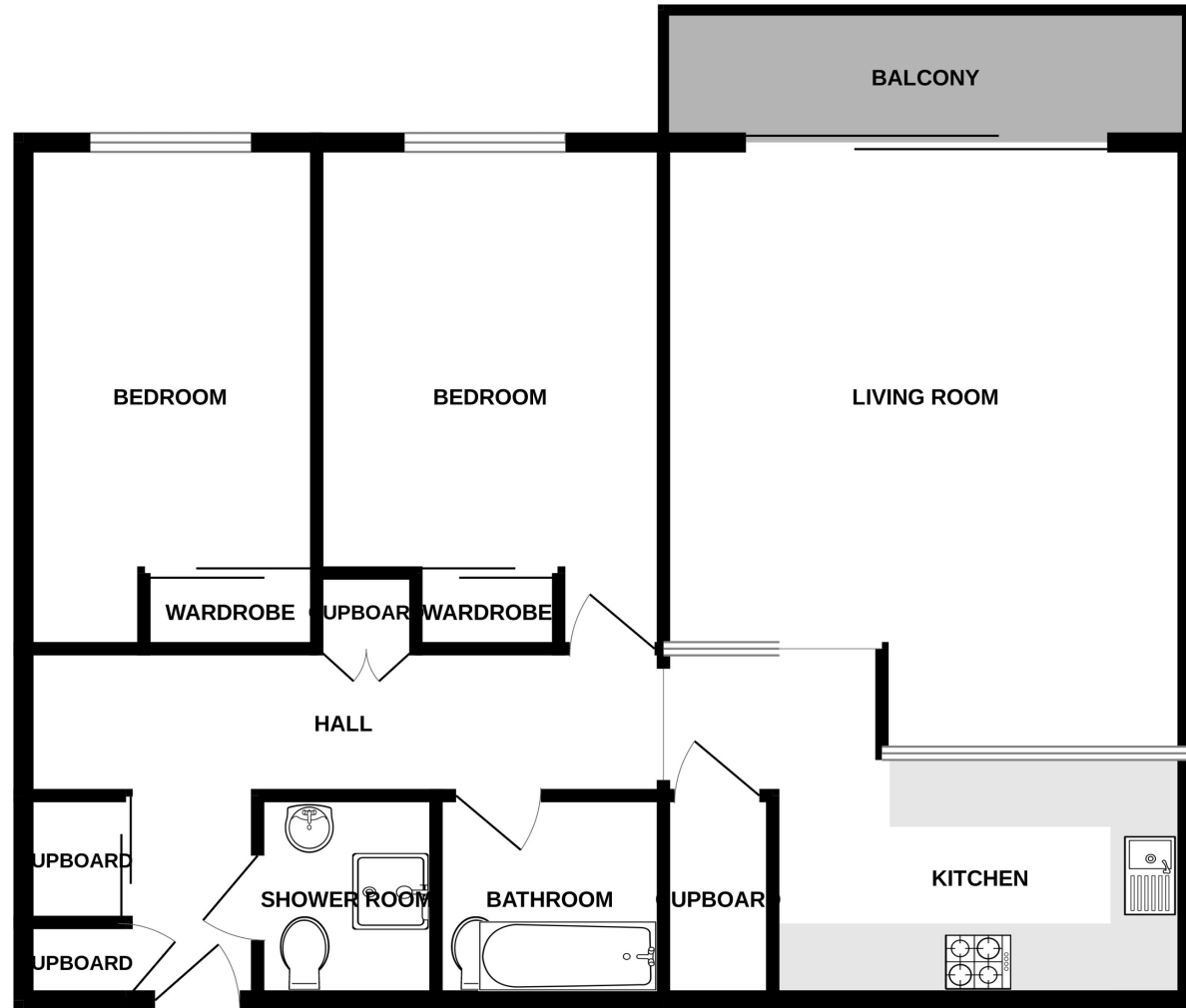
About the Property

The apartment benefits from a generous layout, including two double bedrooms, both with built in wardrobes, a shower room, and an additional bathroom of good size for added convenience. The lounge is a bright and airy space, with doors opening onto a well sized balcony that overlooks the front of the property, offering a pleasant outdoor space. The fitted kitchen provides everything needed for modern living and benefits from a dishwasher, fridge/freezer, washing machine and ample storage. The spacious hallway also features three large storage cupboards throughout, for added practicality.

Additional benefits of this apartment include a garage, off-road parking available on a first-come, first-served basis, and further on-road parking options available. The apartment can also be accessed via a lift. This well-presented apartment is an ideal choice for those seeking both convenience and comfort in a prime location. Available for a long-term tenancy. Regretfully no pets allowed.



GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



HARBOUR PROSPECT

TOTAL FLOOR AREA : 866 sq.ft. (80.5 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.

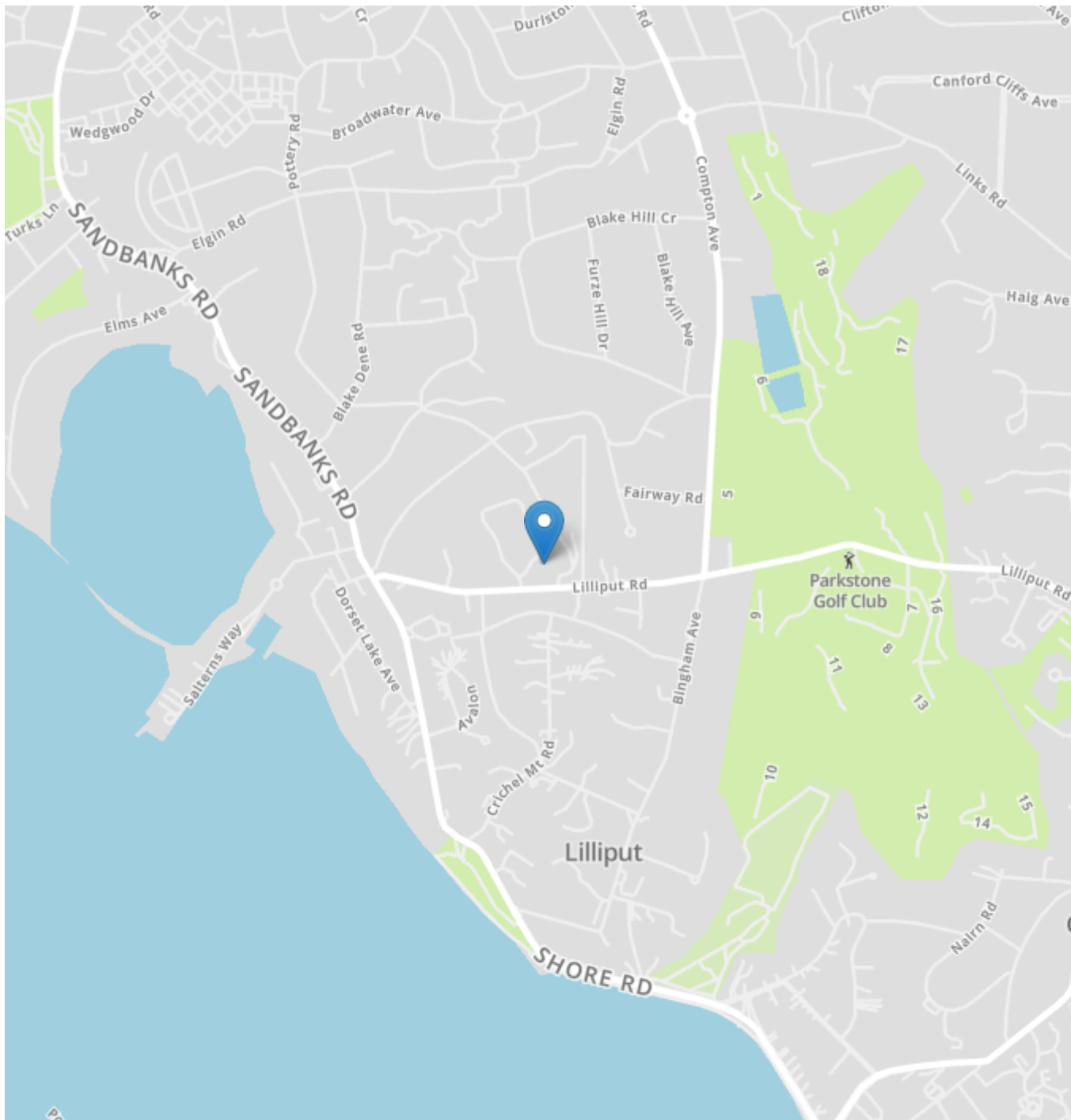


About Mays

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		85
(69-80) C	72	
(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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