

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



LAGUNA, ELMS AVENUE, POOLE, DORSET, BH14
8EE



£ 2 , 3 9 5 , 0 0 0

Brand new home

Harbour views

Four bedrooms, four
bathrooms

Magnificent master suite
with private terrace

Home automation system

Shared use of private jetty

Large south facing garden

Vast terracing and
balconies

Council Band H - £3,171.48

Freehold

ABOUT THIS PROPERTY

Sitting on the waters edge, Laguna is a spectacular brand new home featuring contemporary architecture and a light and spacious interior. It boasts four bedrooms, four bathrooms and a spectacular master suite sitting on the top floor with a private terrace overlooking the harbour. With generous rooms sizes and a large south facing garden with shared use of a private jetty, Laguna will make the perfect home to capture the true essence of luxurious waterfront living.

Laguna's name couldn't be more apt, with this brand new home sitting right on the waters edge boasting spectacular views of Poole harbour and beyond. It has been cleverly designed to ensure every aspect of luxurious waterfront living is captured. The contemporary exterior is complemented by a spacious interior with high ceilings and a feature double height gallery.

The ground floor features four reception rooms including a beautifully designed kitchen breakfast room, dining room and family room, as well as a useful study, Cloakroom and utility room. The open plan living makes it ideal for entertaining, with the principal rooms having sliding doors that lead onto the patio and rear garden stretching down to the water.

A feature spiral staircase leads up to the first floor where you will find 3 en-suite bedrooms, with the second benefitting from a dressing room and balcony enjoying impressive views overlooking the water. There is also a further sitting room with sliding doors and access to a terrace, again boasting those wonderful harbour views. The spectacular master suite on the second floor has a private dressing room, luxury bathroom and a large private terrace. The property benefits from a whole home automation system.

LOCATION

Sitting in a quiet corner of Poole harbour on the waters edge, Laguna is enviably positioned. With Lilliput and Canford Cliffs nearby, it is within easy reach of the shops, cafés and restaurants that both have to offer. The award-winning beaches of Sandbanks are close by as too are various local marinas. The train station at Parkstone provides excellent rail links into London Waterloo in under two hours.





Elms Avenue, Lilliput

Approximate Gross Internal Area: 405 sq m / 4358 sq ft
Excluding Terraces and Balcony



For identification purposes only, not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92 to 100)	A		
(81 to 91)	B	87	87
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - highest running costs			
England, Wales & N.Ireland		LU Directio 2002/91/EC	

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