

Brownsea View Close,

72 Brownsea View Avenue, Lilliput BH14 8LL

£475,000 Share of Freehold





Property Summary

With simply incredible water views, this stunning apartment enjoys an unbelievable panoramic outlook over Poole Harbour and the Isle of Purbeck beyond. The remarkable views can be enjoyed from the living/dining room, kitchen/breakfast room, both double bedrooms and of course the private balcony/terrace. In our view this apartment perfectly frames the natural beauty of Poole Harbour.



Key Features

- Large entrance hallway with storage
- Dual aspect living/dining room
- Modern fitted kitchen/breakfast room
- Principal bedroom with full drop feature window
- Second double bedroom with fitted wardrobes
- Modern bathroom
- Private southerly facing balcony/terrace
- Communal gardens with water views
- Garage and provision for guest parking
- No onward chain



About the Property

All we really want to do is 'wax lyrical' about the views, but I suppose we should tell you a little about the apartment as it's also pretty fabulous – so here we go...

On entering the private hallway, you immediately feel a sense of space with a glazed door opening to a large living/dining room. The living/dining room is dual aspect therefore is flooded with light and full height doors open to the private balcony/terrace where the views speak for themselves. The kitchen/breakfast room is comprehensively fitted with modern units and integrated appliances and there is space for a breakfast table. This room is also dual aspect and there are both far reaching water and tree top views.

The principal bedroom has been intelligently designed to incorporate an open dressing area which has a bank of fitted wardrobes. A particular feature of this room is the full drop window that overlooks the communal gardens, Poole Harbour and Corfe Castle beyond. The second bedroom enjoys the same aspect and views.

The bathroom has a modern suite and there is a further toilet located in a separate cloakroom, which is ideal when entertaining guests or visitors.

All in all, we absolutely love this apartment – it would make the most wonderful main residence or second home and once inside, we're sure you'll agree, it really is pretty special.

Tenure: Share of Freehold

Maintenance: £663 per quarter = £2,652 per annum

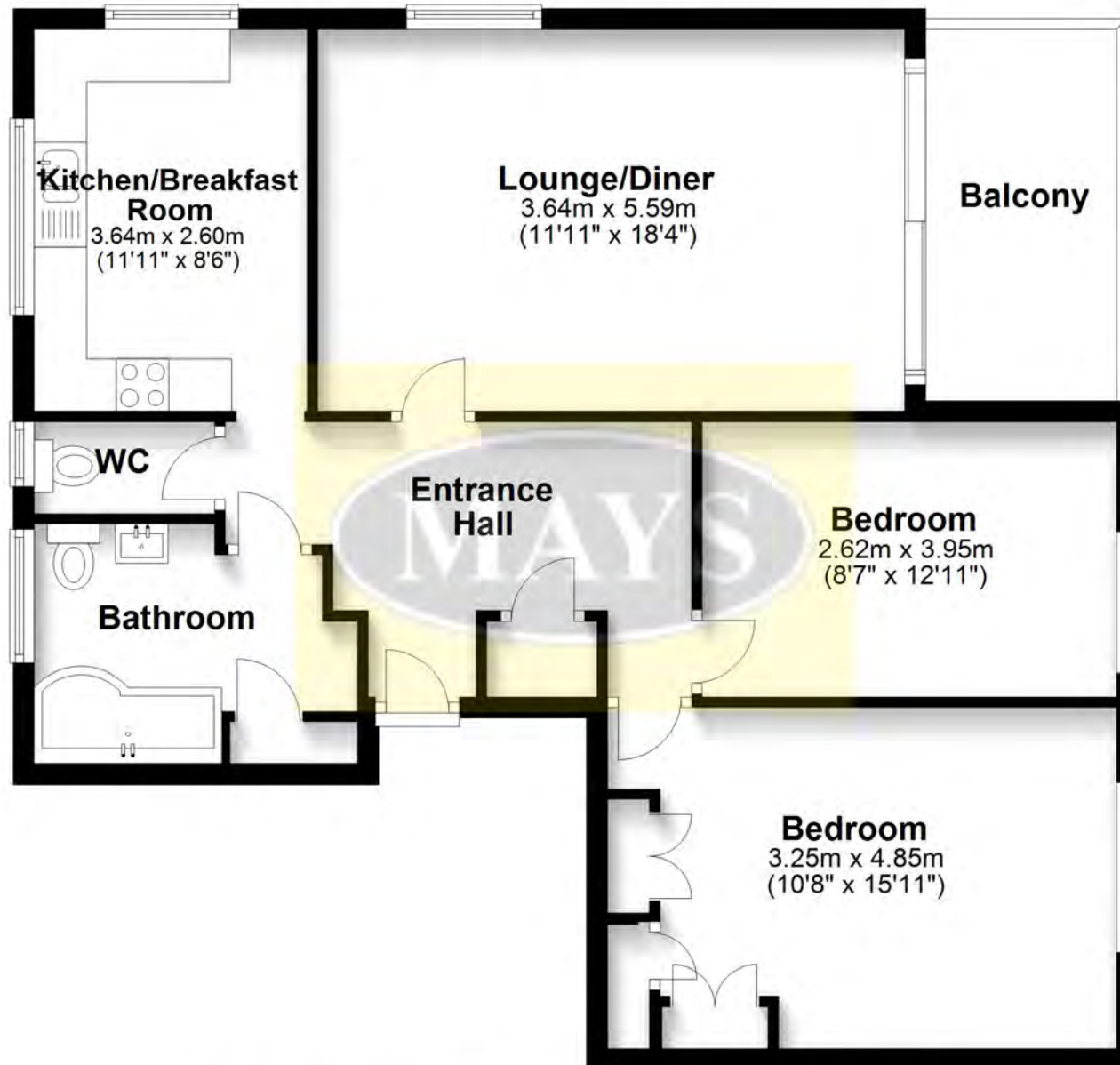
Notes: Pets allowed on licence

Council Tax Band: E



Fourth Floor

Approx. 76.3 sq. metres (821.6 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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 and Co-operative petrol station, 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. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

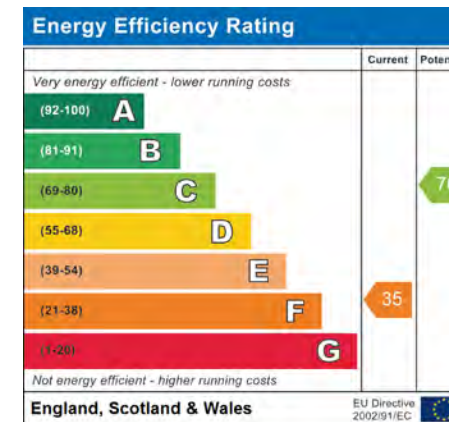
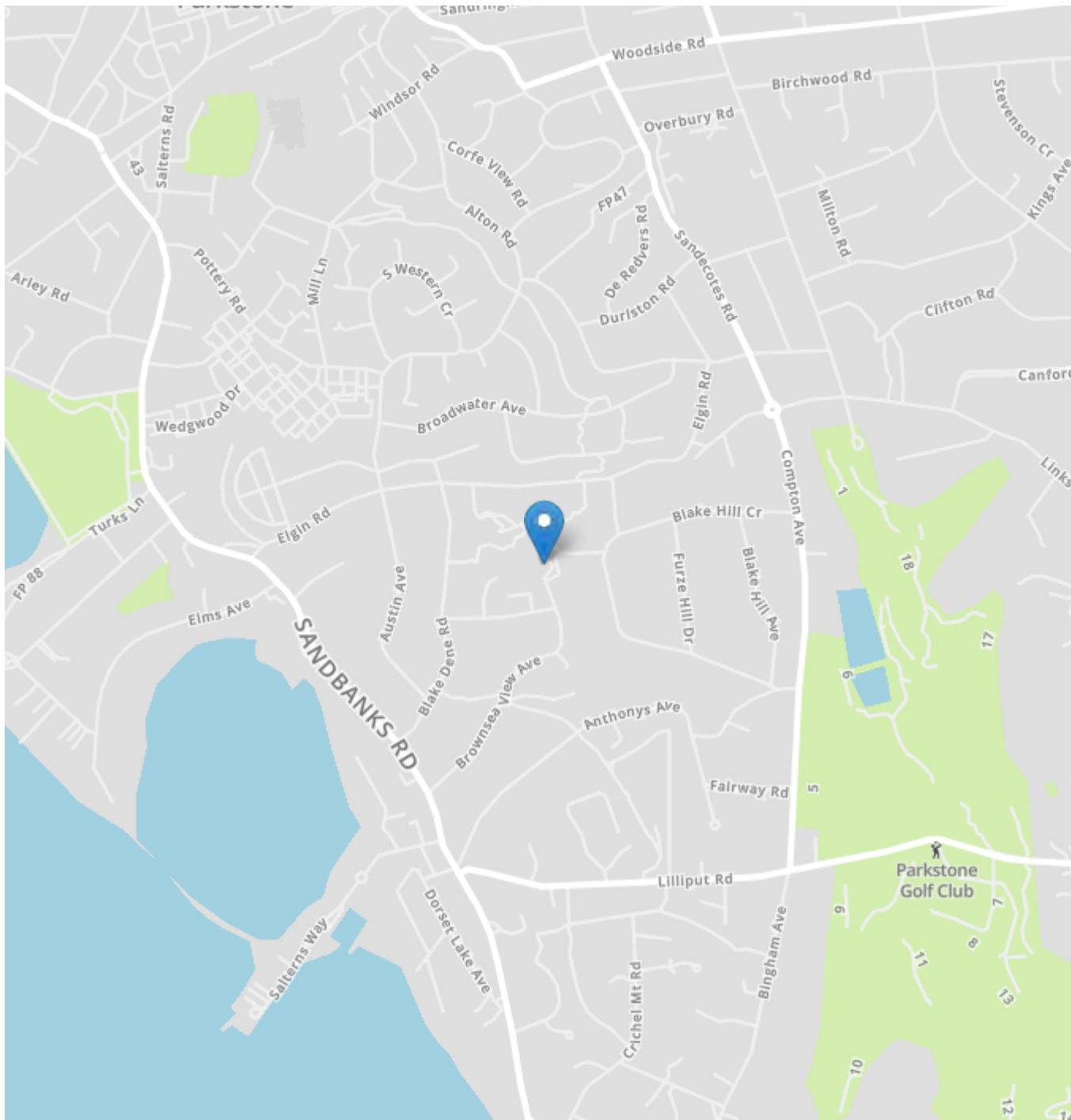


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 nearly 30 years.



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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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