

Harbour Prospect, 32 Hurst Hill, Lilliput BH14 8LF  
£499,950 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

Situated in the highly sought area of Lilliput is this stunning top floor three bedroom apartment with incredible harbour and tree top views. The property is presented in first class order throughout and features a spacious balcony terrace, private garage, share of the freehold and no forward chain.



## Key Features

- Communal hallway with elevator
- Fantastic kitchen lifestyle space
- Defined lounging and dining areas
- South facing private balcony
- Stunning Poole Harbour views
- Modern fitted kitchen with feature island
- Two/three bedrooms with built-in wardrobes
- Two modern bath/shower rooms
- Private garage, parking & well-tended communal gardens
- No forward chain



## About the Property

This spacious three bedroom top floor apartment forms part of Harbour Prospect, a desirable central Lilliput development on the fringes of Poole Harbour. The property offers a high specification throughout and includes a fantastic open plan kitchen living space, private sun terrace and stunning water views.

On entering the property there is a welcoming entrance hall providing access to all principal rooms. A real feature of this property is the open plan kitchen living space which has a sunny orientation and doors out to a south facing balcony terrace. The balcony acts as an extension to the living room and enjoys beautiful harbour and tree top views.

The kitchen has been comprehensively fitted with modern units which are complemented by a feature island and a range of quality integrated appliances. The kitchen is positioned to the rear elevation and enjoys leafy views over surrounding treetops.

A defined lounge area is positioned by the balcony terrace and is complete with fitted storage. The dining space bridges both lounge and kitchen areas and is a perfect entertainment space.

Both double bedrooms can be found via the hallway and offer built-in wardrobes and open water views. The third bedroom or perfect study is accessed off the kitchen living area and towards the rear elevation.

A modern well-appointed guest shower room is also accessed off the entrance hall.

Externally, landscaped communal gardens surround the development and there is residents and visitor parking. A garage is also conveyed with this apartment.

A truly superb penthouse style apartment with water views and in a highly sought after area.

Tenure: Share of Freehold

Underlying lease: Freehold registered on 25th March 1999 with 199 years leaving approx 175yrs remaining

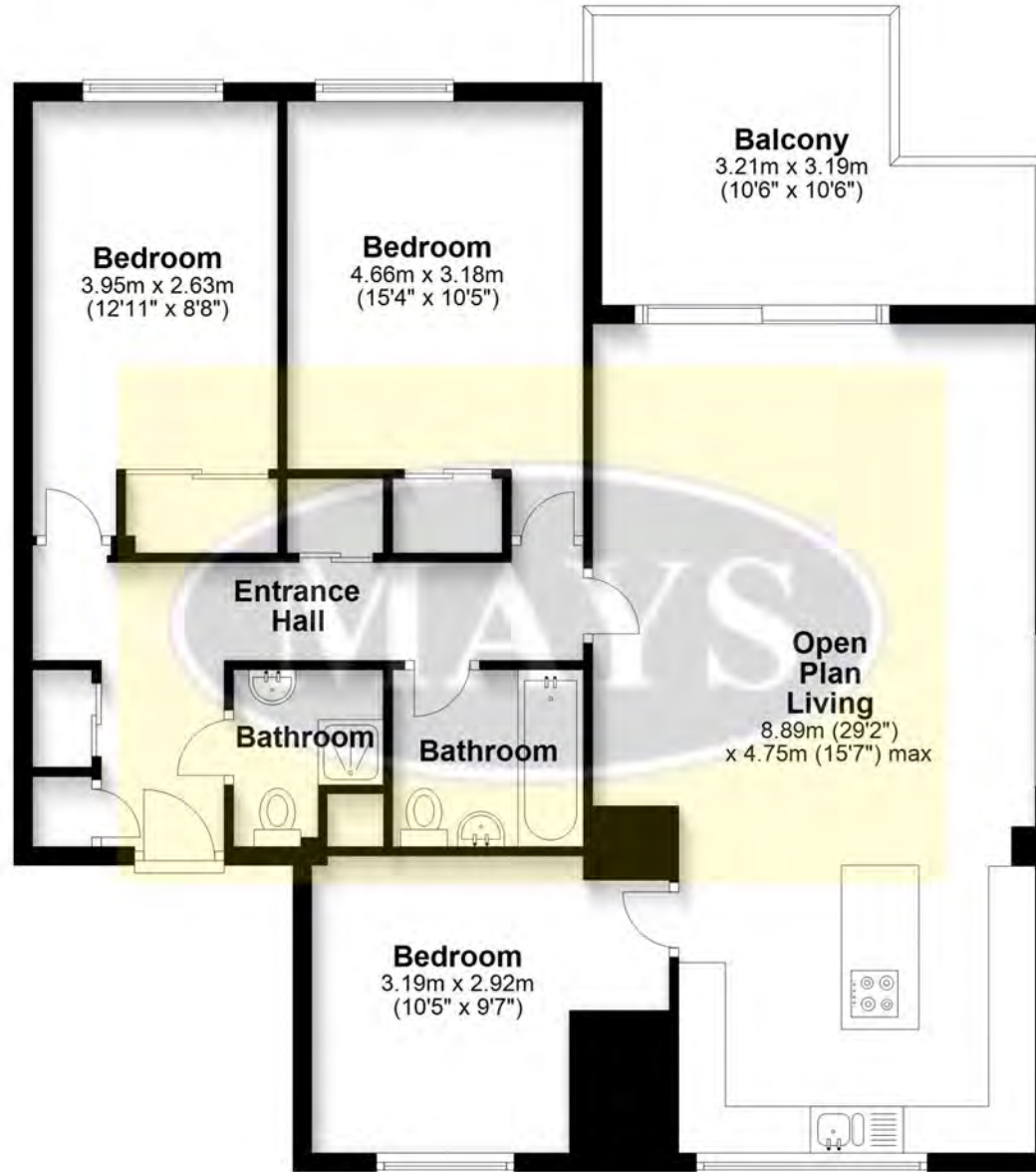
Service Charge: £2,800 per annum

Restrictions: No pets or holiday lets allowed

Council Tax Band: E

## Fifth Floor

Approx. 112.5 sq. metres (1211.0 sq. feet)



Total area: approx. 112.5 sq. metres (1211.0 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](http://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, many sailing clubs as well as the blue flag beaches of Sandbanks. 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.

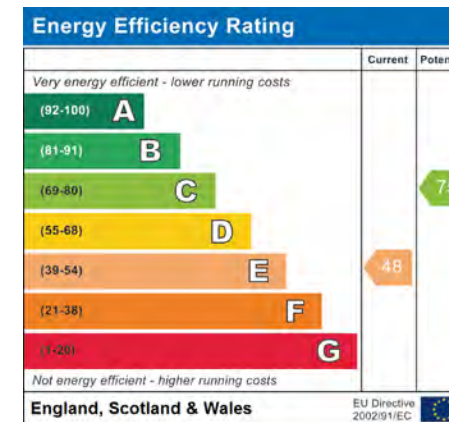
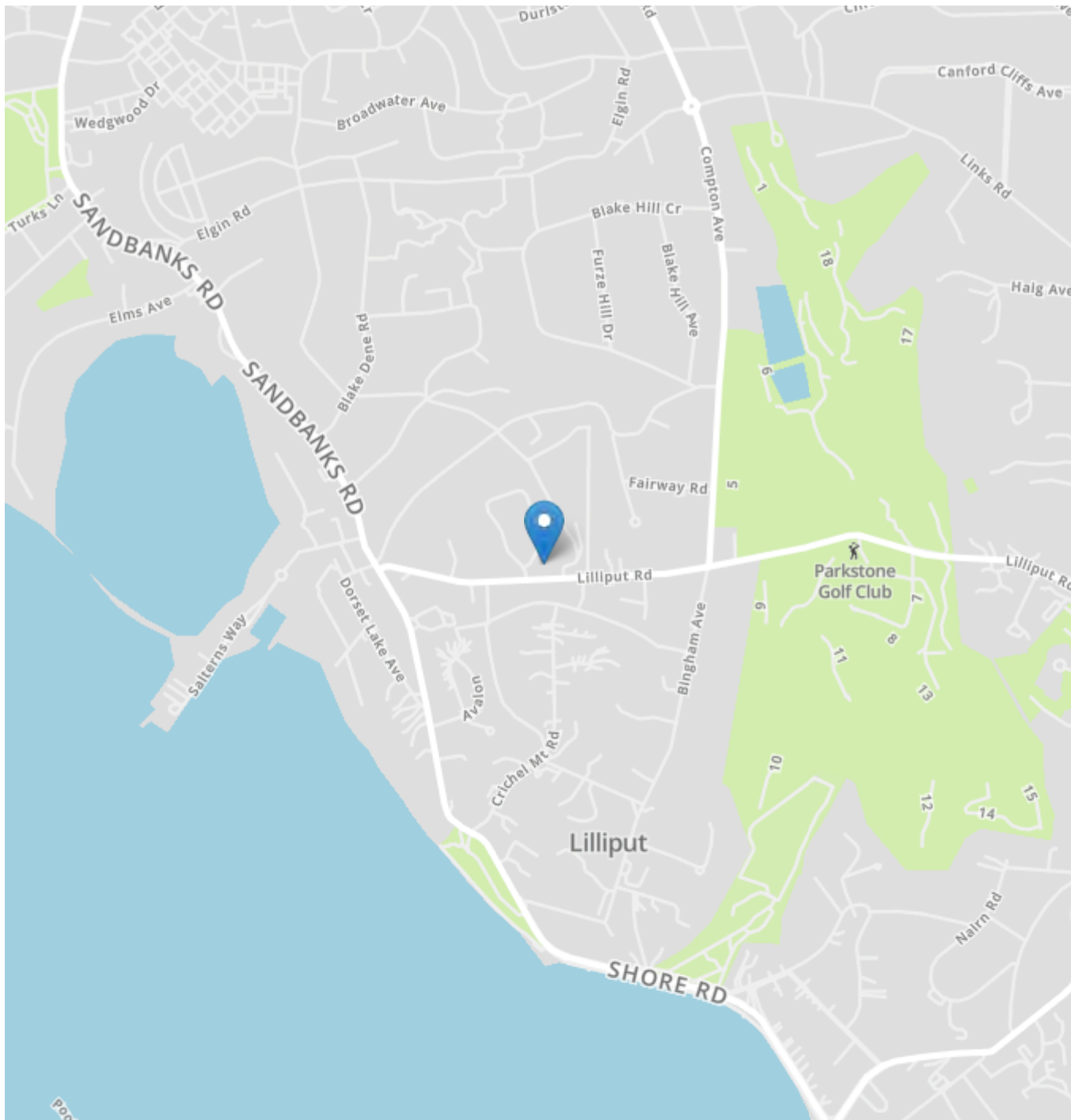


## About Mays

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 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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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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