

Heathside Court
28 Avalon, Lilliput BH14 8HT
£435,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A unique non age restricted three double bedroom, two-bathroom first floor apartment with glimpses of Poole Harbour, forming part of a highly desirable development located close to Evening Hill Viewpoint and within walking distance of Lilliput Village.

Key Features

- Spacious first-floor apartment
- Three double bedrooms
- Ensuite shower room off the principal bedroom
- Private garage
- Residents parking
- Manicured communal grounds
- Highly desirable development in Lilliput
- Near Evening Hill viewpoint
- Balcony with distant sea views
- Two bathrooms plus a separate WC





About the Property

Upon entry, a generous and welcoming hallway provides useful storage and offers access to all principal rooms.

The well-presented living room is spacious and versatile, comfortably accommodating both lounge and dining furniture. This bright room benefits from a predominantly south-west facing aspect and opens directly onto a private balcony, which enjoys elevated and distant harbour views.

The sense of space continues into the kitchen, which is well-appointed with a range of fitted storage cupboards, integrated appliances, and additional space for freestanding appliances. There is also ample room for a dining table and chairs, making it ideal for everyday living and entertaining.

Three double bedrooms are positioned to the front of the development, with the principal bedroom benefiting from a modern en-suite shower room. A family bathroom and a separate WC complete the accommodation.

Externally, Heathside Court occupies a desirable south-west facing plot, surrounded by beautifully maintained communal gardens and an attractive leafy backdrop. Residents' parking is located to the front of the development, and each apartment also benefits from a private garage.

Tenure : Share of Freehold (Underlying lease 999 years from 1994)

Maintenance Charge: Approx £2,000 per annum

Management Company: Heathside Court Management Company Ltd

Management Agents: Napier Management Services Ltd

Council Tax Band: F (BCP Council)

Agents notes: This development is reserved exclusively for residents therefore holiday lets/Airbnb and pets are not allowed.

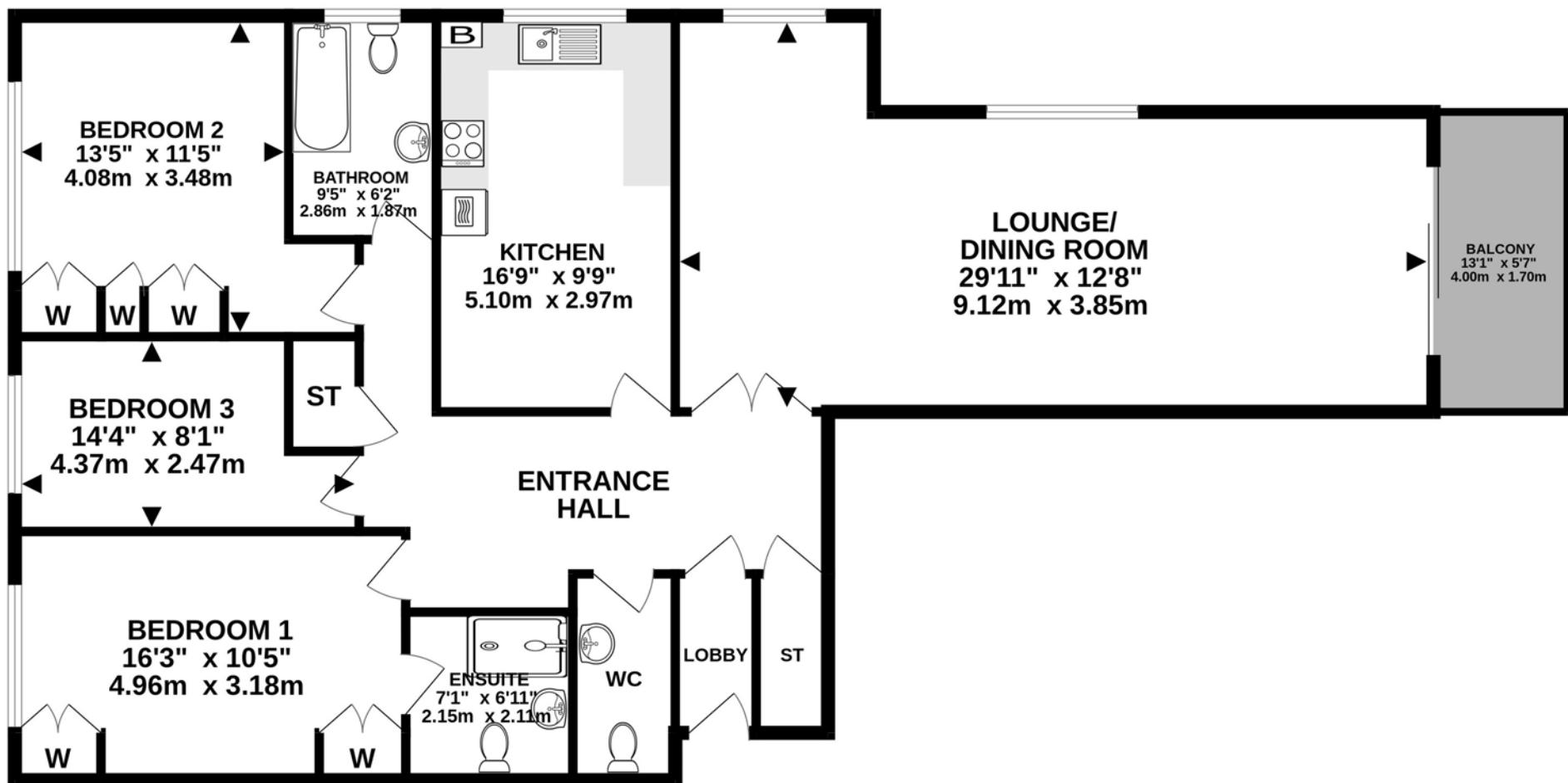
Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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.

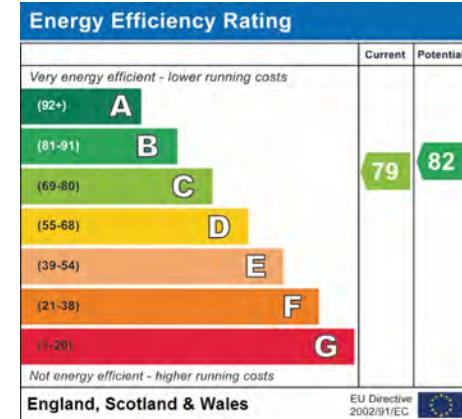
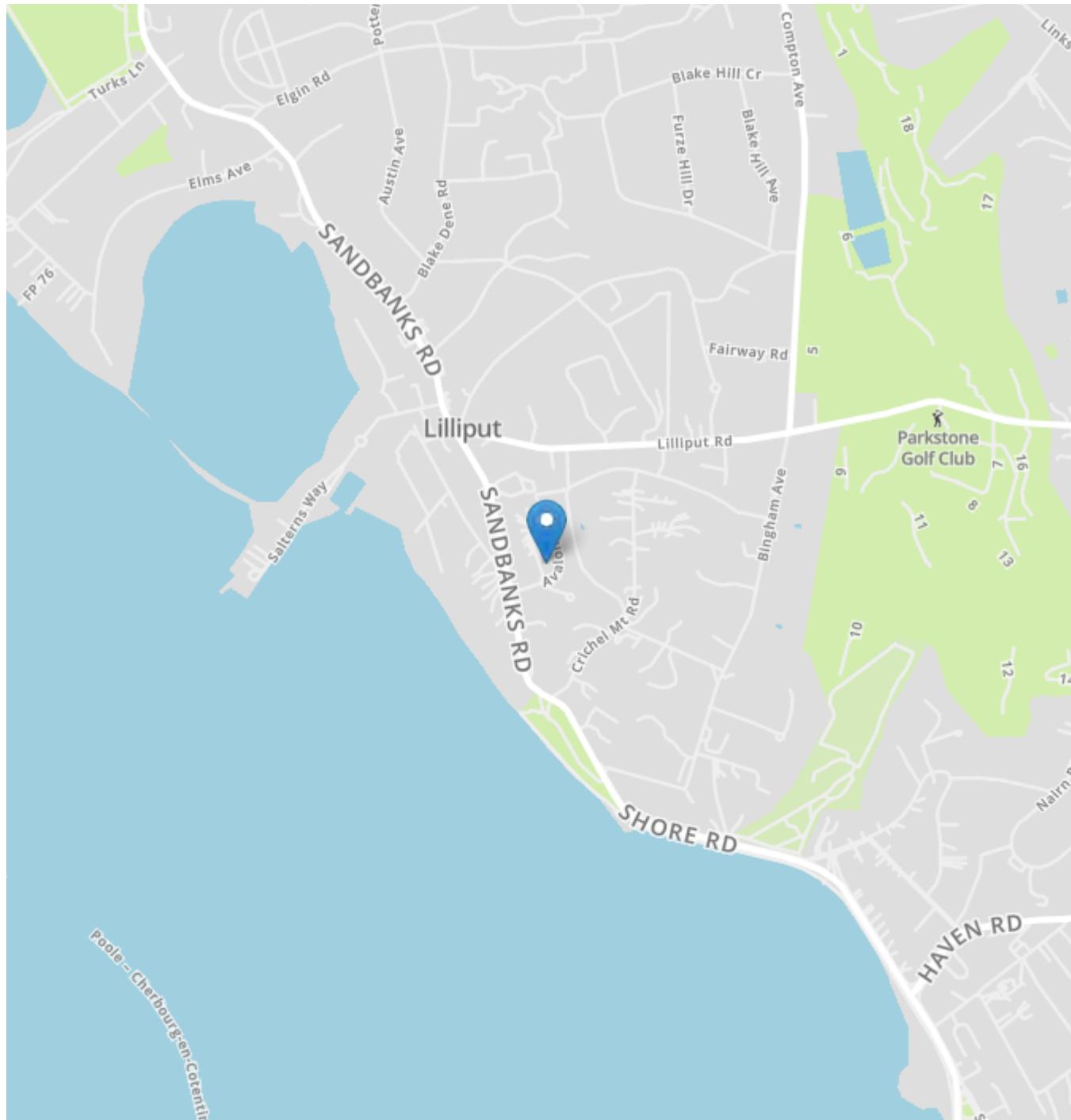


About Mays

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 clients homes 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.



IMPORTANT NOTICE

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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