

Sandbanks Road, Lilliput BH14 8EY

£775,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

An exciting opportunity to acquire a detached family home offering three generous double bedrooms, a deep frontage, a level low-maintenance rear garden and elevated Poole Harbour views from the first floor.



Key Features

- Detached three bedroom family home
- Elevated Poole Harbour views
- Spacious front lounge reception
- Formal dining room leading to conservatory
- Kitchen breakfast room
- Added value potential
- Deep driveway & private garage
- Desirable Lilliput location
- Within favoured local school catchment



About the Property

The property is approached via a substantial block-paved driveway providing ample off-road parking for multiple vehicles, alongside secure side access and a private garage.

Steps lead to the main entrance and into a welcoming reception hall, from which all principal reception rooms are accessed. The front living room is a standout space, benefiting from a triple aspect, a feature fireplace, plantation shutters and ample room for soft seating - ideal for relaxation and entertaining.

Opposite is the modern kitchen/breakfast room, well-appointed with a range of storage units and space for freestanding appliances. To the rear of the kitchen is a utility area with direct access to the garden via a glazed door. The dining room runs parallel to the kitchen and opens seamlessly into the conservatory, creating an excellent family and entertaining space.

A ground-floor WC completes the downstairs accommodation.

Stairs rise from the spacious reception hall to the first floor. The principal bedroom is a key feature, enjoying elevated views across Poole Harbour and fitted wardrobes. A separate WC adjoins the bedroom and offers clear potential to be converted into an en-suite shower room.

Two further double bedrooms are positioned to the rear of the property, both overlooking the landscaped garden, while a modern shower room serves the remaining accommodation.

Externally, the property occupies a generous, level plot with a deep block-paved driveway, gated side access and a rear patio sun terrace - ideal for outdoor enjoyment.

This is an excellent opportunity for purchasers seeking a home with scope to modernise and add value, conveniently located close to Lilliput Village and Salterns Marina.

Tenure: Freehold

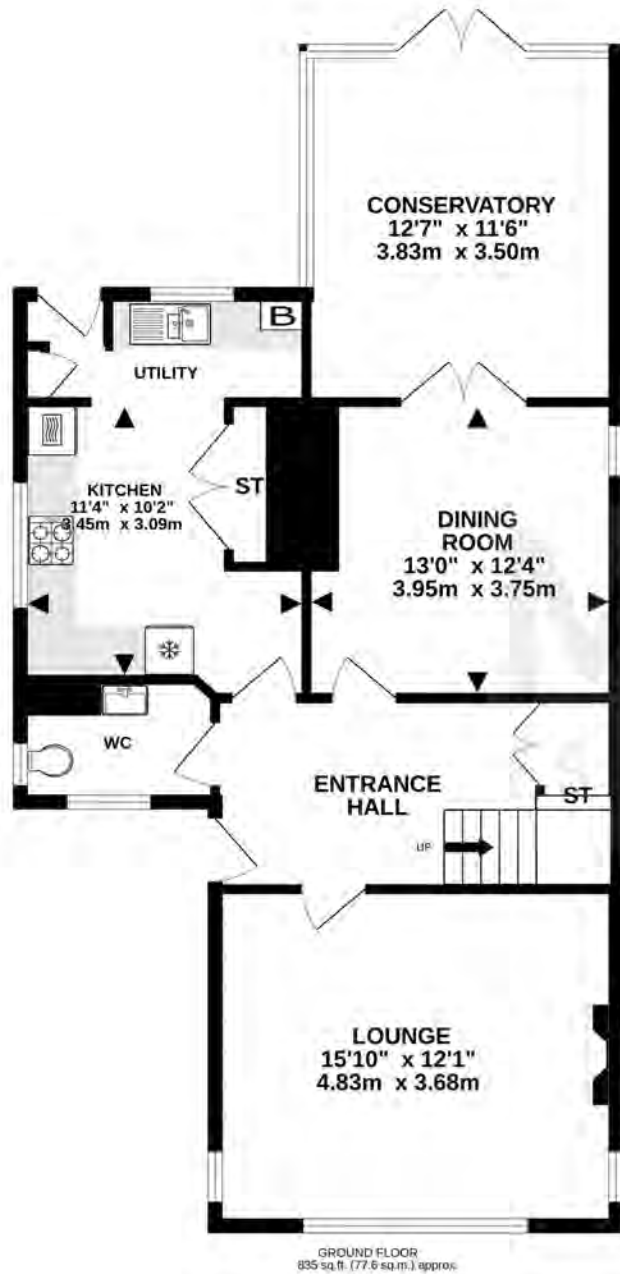
Council Tax Band: E (BCP Council)

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



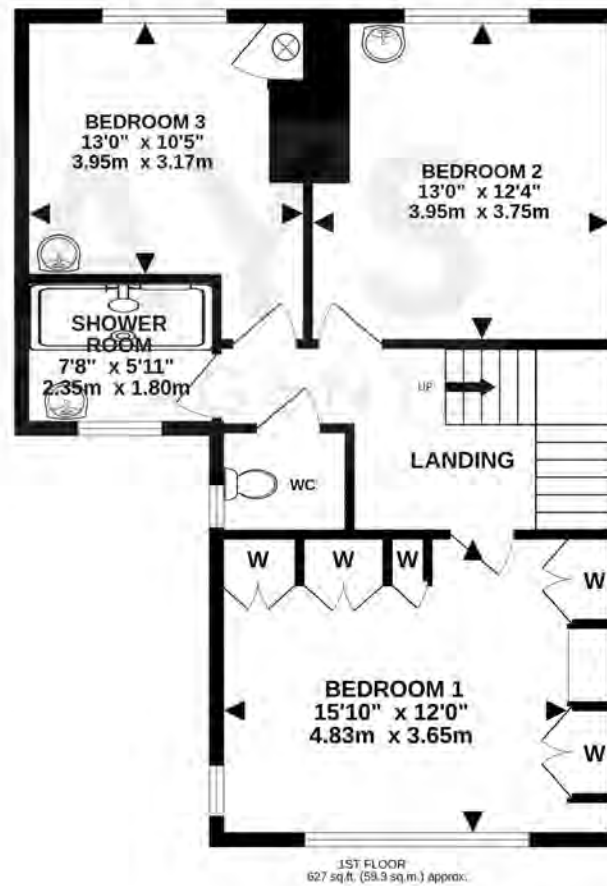


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1689 sq.ft. (157.0 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.

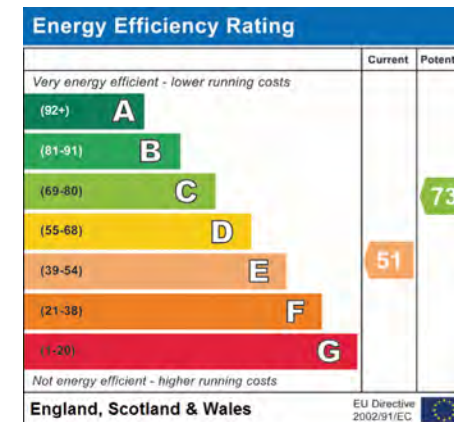
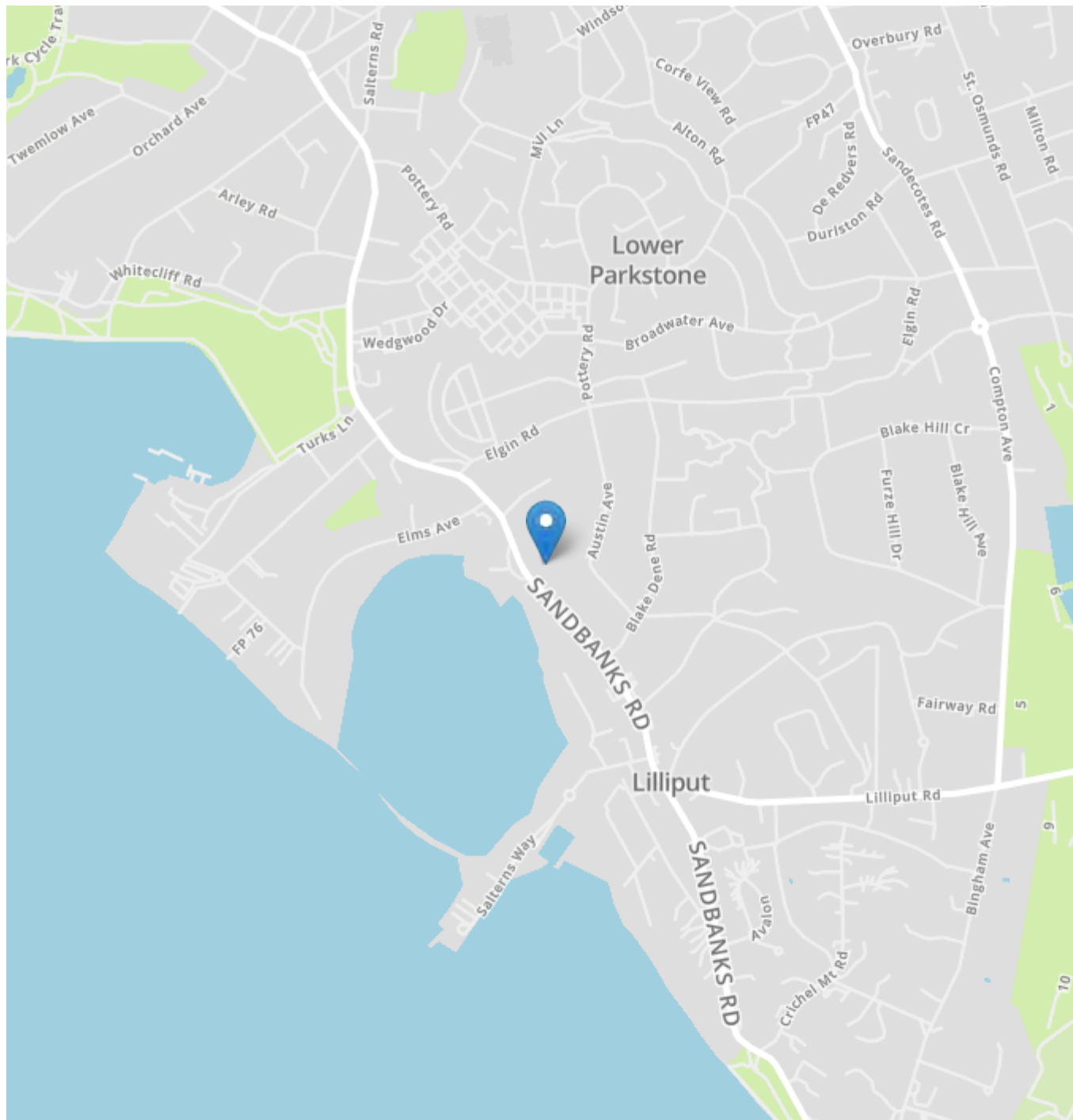


About Mays

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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