

Marina Drive, Lilliput BH14 8HB
Guide Price £1,000,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

An impressive and beautifully appointed four bedroom three bathroom detached Art Deco style residence. Conveniently located close to Salterns Marina, local shopping parade, Lilliput First School and Baden Powell Junior School.



Key Features

- Impressive Art Deco style home
- Open plan kitchen/lifestyle room
- Formal lounge
- Four bedrooms
- Three luxuriously appointed bath/shower rooms
- Useful utility room
- Beautifully established southwest-facing garden
- Separate paved courtyard garden
- Driveway providing parking for three/four vehicles
- Finished to a high specification throughout



About the Property

This outstanding four bedroom detached home was completely remodelled and renovated in 2014 to create an impressive Art Deco-style residence, finished to a high specification throughout.

Upon entering the property, you are greeted by a reception hall with a feature full height vaulted ceiling and oak staircase to a part galleried landing. Double sliding oak doors open to a superb triple aspect open plan kitchen/family room with aluminium bi-folding doors opening directly onto the garden terrace. This room enjoys a comprehensive modern fully equipped fitted kitchen complete with integrated appliances and quartz work surfaces, whilst combining a sociable lounge and dining area.

There is also a separate formal lounge with double doors to a further side courtyard garden.

The ground floor also offers a double bedroom, luxurious bathroom and useful utility room with direct garden access.

On the first floor the main bedroom has a spacious and luxuriously appointed en-suite bathroom with a double walk in shower and separate bath. There are also two further bedrooms, one benefitting from an en-suite shower room.

Outside the property sits centre to the plot enjoying a beautifully established south-west facing side garden with mature borders and a large decked sun terrace immediately adjoining the property. At the opposite end of the garden you have a further paved courtyard garden and a driveway providing parking for three/four vehicles.

Tenure: Freehold

Council Tax Band: F



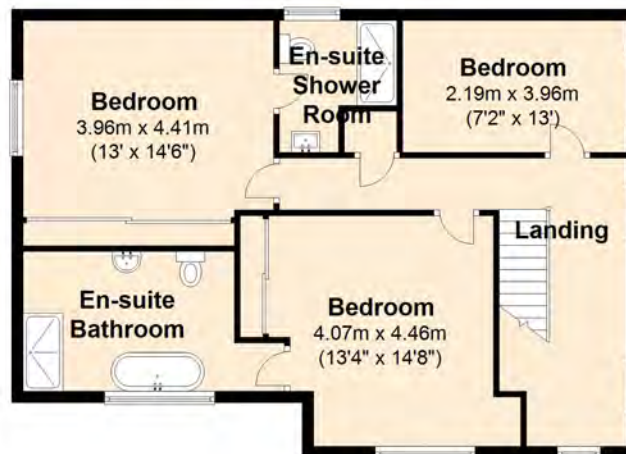
Ground Floor

Approx. 105.0 sq. metres (1129.9 sq. feet)



First Floor

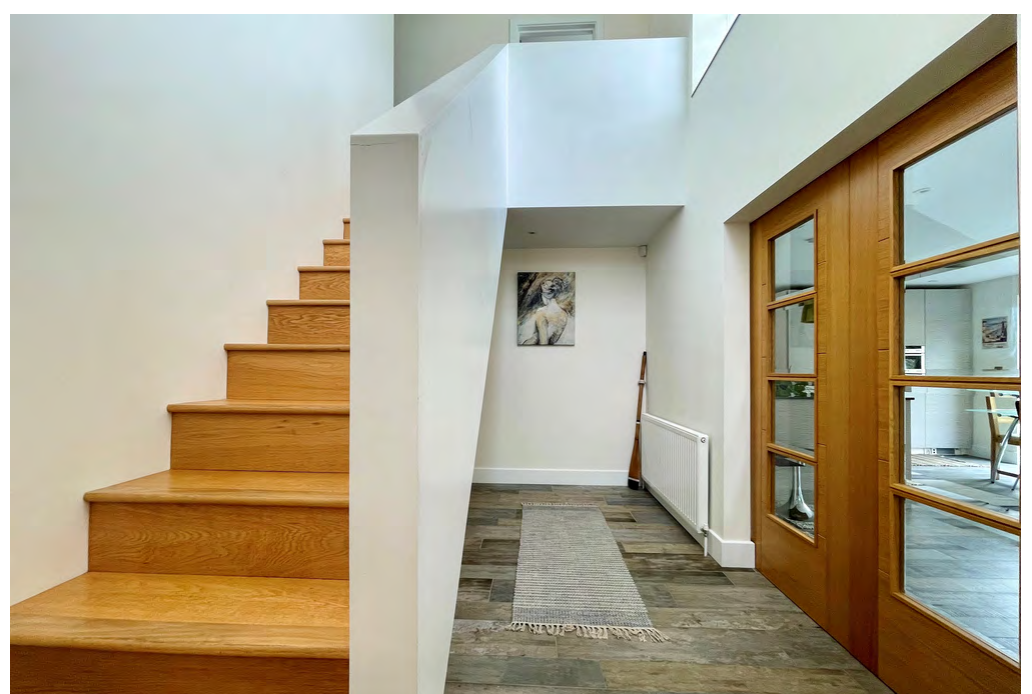
Approx. 73.1 sq. metres (786.6 sq. feet)



Total area: approx. 178.0 sq. metres (1916.4 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

Conveniently situated within an easy stroll to Whitecliff Park, harbour side and Lilliput village, which 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.

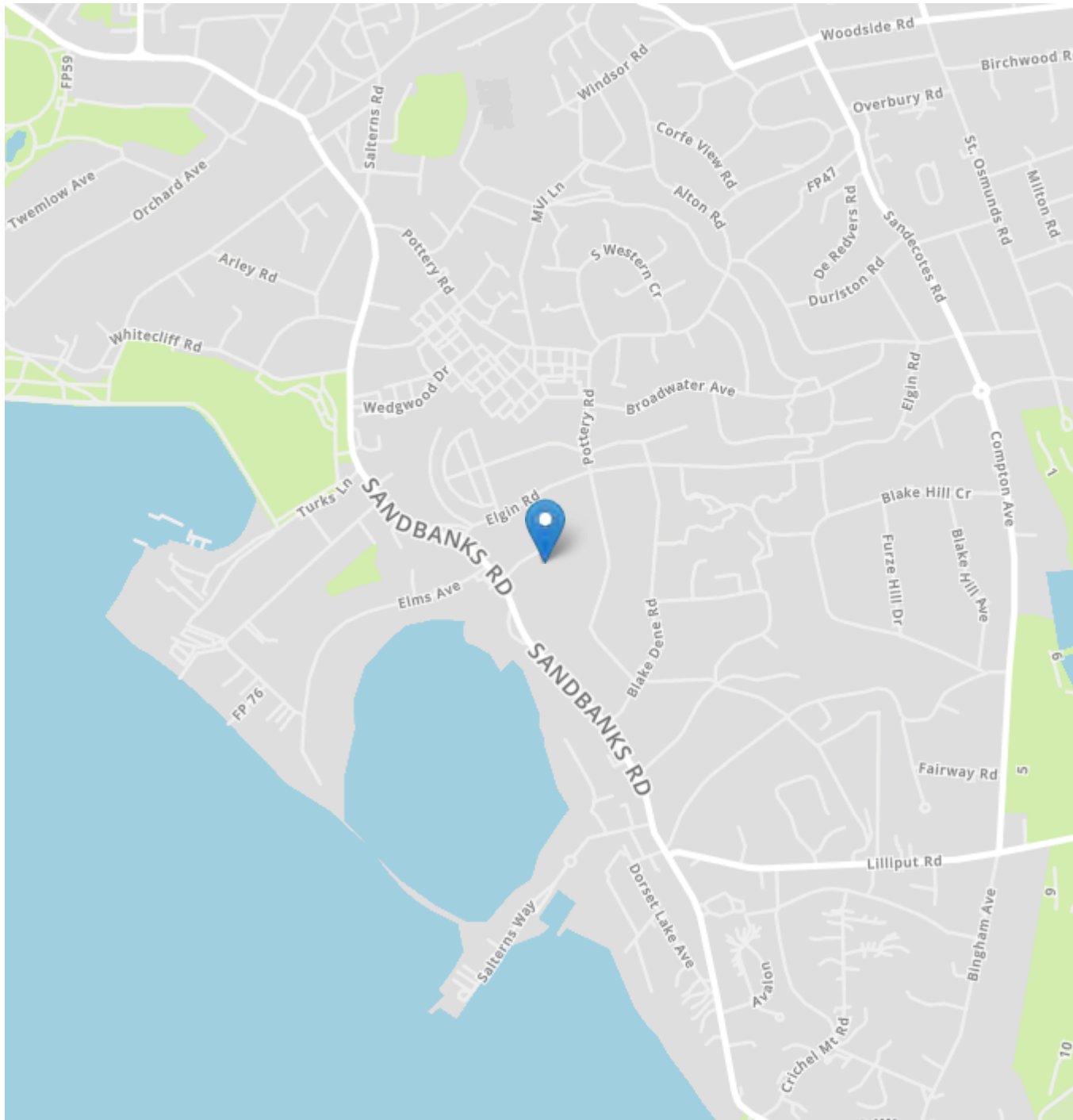



About Mays

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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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