

FOR SALE

Apartment 12, 2 Salterns Way,
Lilliput, Poole, Dorset BH14 8FT



PHILIPPA SOLE



£875,000

Large 2,529 sq.ft south westerly private garden

3 double bedrooms

Bright open-plan living

High-end designer kitchen & bathrooms (ensuite & family)

Allocated parking space

Prime coastal location

Apartment internal area 1,270 sq.ft

Pet friendly (pet-free to date)

Council Tax Band G: £3,579.59 PA

Service Charge: £2,472 PA (reserve fund £405 PA) inc window cleaning, gardening of both private and communal gardens

Share of Freehold

About this property

This stunning ground-floor garden apartment is a rare find, ideal for those seeking a luxurious coastal lifestyle. It is a perfect lock-up-and-leave second home, main residence, or a stylish downsize, offering an impressive blend of sophistication, convenience, and expansive outdoor living. Pets allowed however it's been pet free under the current owners.

Upon entry, you're greeted by a spacious hallway with luxurious flooring that flows seamlessly throughout the open-plan living areas. At the heart of the home, the open-plan kitchen, dining and living area is designed with both style and functionality in mind. The sleek, modern kitchen features high-end appliances including Miele, a central island with an induction hob, wine fridge, full size fridge and a separate under the counter freezer, making it a perfect space for both everyday living and entertaining. For added convenience, there is a discreet utility / storage room with space for both washing and drying machines.

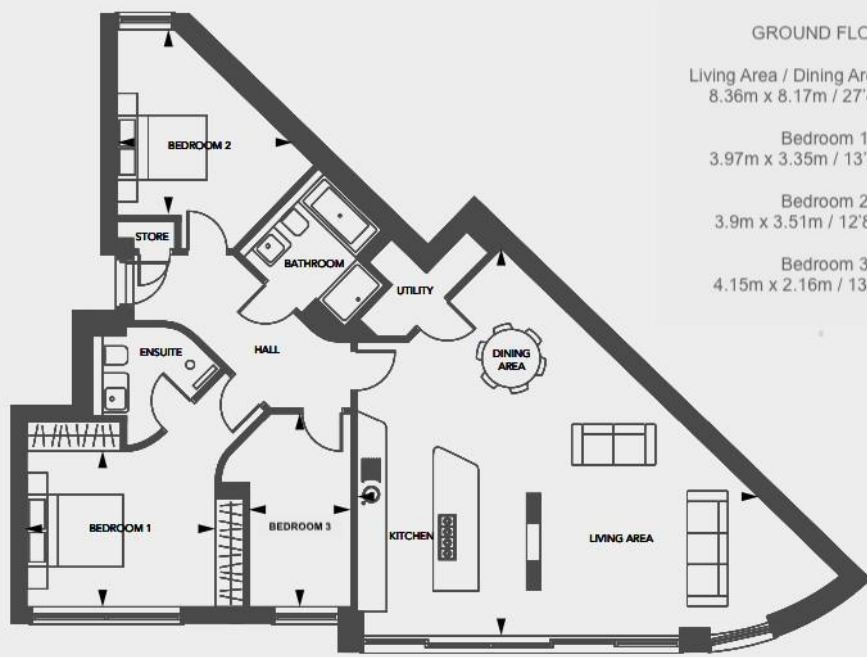
Cleverly divided from the main living area, the adjacent dining space flows naturally, and full-height sliding doors lead out to an expansive private patio and landscaped garden—likely one of the largest for an apartment in the area. This south-west facing garden, bordered by mature hedges, offers a private outdoor retreat perfect for relaxation or hosting gatherings. A wall of glazed doors floods the living space with natural light, creating a bright and inviting atmosphere throughout the day.

Beyond the living area, the principal suite provides a serene retreat. It boasts generous built-in wardrobe space and an exquisite ensuite bathroom with Duravit sanitaryware including a floating vanity unit, oversized Porcelanosa tiles, an illuminated mirror and intricate mosaic details. Both the second and third bedrooms have full length windows and share a family bathroom with full size bath and separate shower. Conveniently, the property includes an allocated parking space and a generously sized outdoor shed, providing secure storage for bicycles and other outdoor equipment.

Location

Set within the secure, gated Salterns Way development, built in 2019 by Fresh Developments, this apartment is perfectly positioned for a coastal lifestyle. It's within easy walking distance of Salterns Marina, offering access to boating facilities, and just a short stroll from the shops, cafes, and convenience stores at Lilliput parade. The location also provides proximity to beautiful beaches and Evening Hill, offering scenic walks and panoramic coastal views. Pet-friendly and rarely available, this exceptional apartment offers an unrivalled lifestyle opportunity, making it a must-see for those looking to enjoy the best of coastal living.





GROUND FLOOR

Living Area / Dining Area / Kitchen
8.36m x 8.17m / 27'4" x 26'8"

Bedroom 1
3.97m x 3.35m / 13'0" x 11'0"

Bedroom 2
3.9m x 3.51m / 12'8" x 11'5"

Bedroom 3
4.15m x 2.16m / 13'6" x 7'1"

APARTMENT INTERNAL AREA: 118 sq.m / 1,270 sq.ft

GARDEN AREA: 235 sq.m / 2,530 sq.ft

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

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