

Anthony's Avenue, Lilliput BH14 8JQ
Offers in excess of £800,000 Freehold

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Property Summary

An excellent opportunity to acquire a three/four bedroom detached character residence offering tremendous scope for improvement and set on a desirable plot in central Lilliput, enjoying a great deal of privacy and in close proximity to Parkstone Golf Club and Salterns Marina.



Key Features

- Desirable central Lilliput location
- Offering added value potential
- Three/four bedrooms
- Modern kitchen
- Separate dining room
- Front lounge reception
- Family bathroom
- Main bedroom with shower en-suite
- Private gardens
- Lilliput first & Baden Powel School catchment



About the Property

This detached three/four bedroom character residence offers tremendous scope for improvement or complete redevelopment subject to planning permission, as demonstrated by nearby properties. Externally the property benefits from a deep frontage incorporating a long drive and established gardens with a pleasant rear wooded outlook.

The property is approached via an open front porch leading to the reception hall and ground floor accommodation.

The living room has a bay window overlooking the front garden and has plenty of space for soft seating. From the hall, a double opening leads to a dining room offering an open plan arrangement with direct access out to the rear garden via French doors.

The kitchen/breakfast room offers a modern range of fitted cupboards and space for appliances and includes a peninsula breakfast bar overlooking the rear garden with direct access outside via French doors.

Stairs from the reception hall lead to the first floor landing with access to the loft space.

The main bedroom, with fitted furniture, features an en-suite shower room, an attractive bay window and a pleasant leafy outlook. There are three further bedrooms, all served by a fully tiled family bathroom.

Outside the property benefits from a generous frontage and side access, incorporating a spacious driveway providing ample off-road parking and access to a detached garage. To the rear of the property is a large private garden with an attractive wooded outlook enclosed by established borders. Immediately adjoining the property is a patio terrace – perfect for entertaining and alfresco dining.

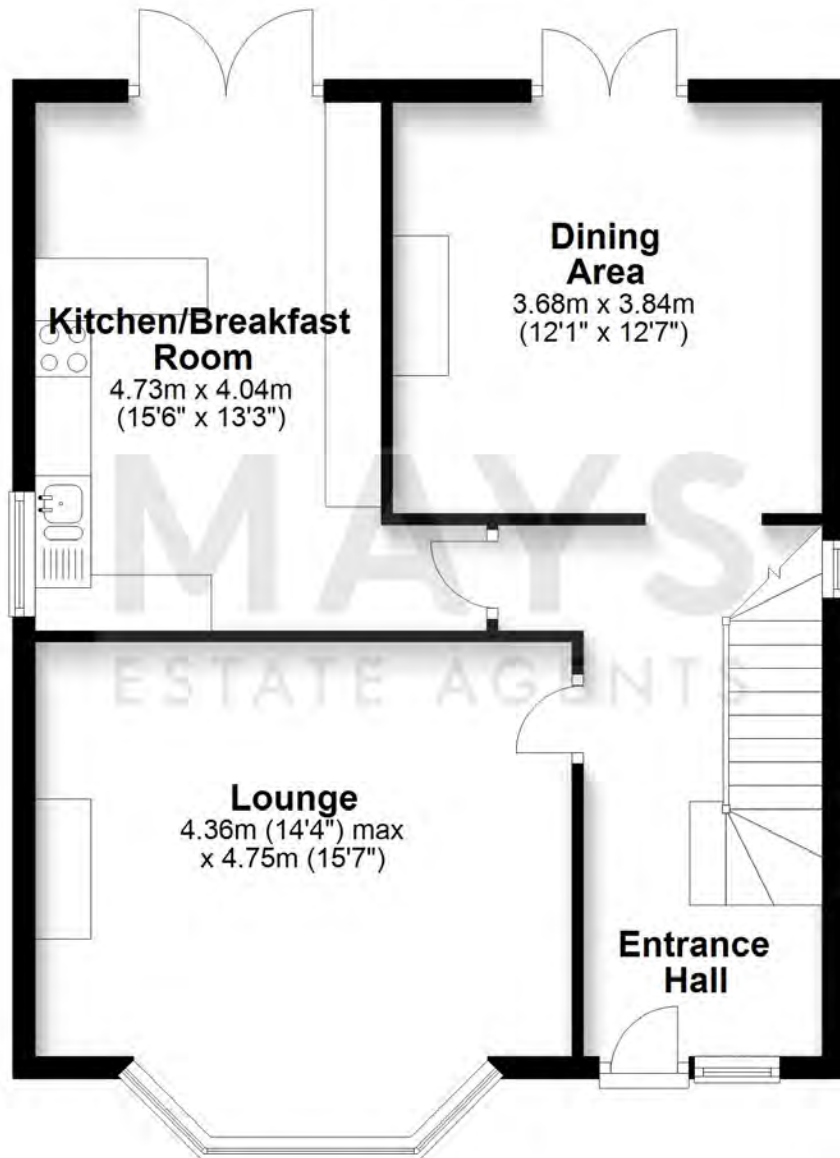
Tenure : Freehold

Council Tax Band: F



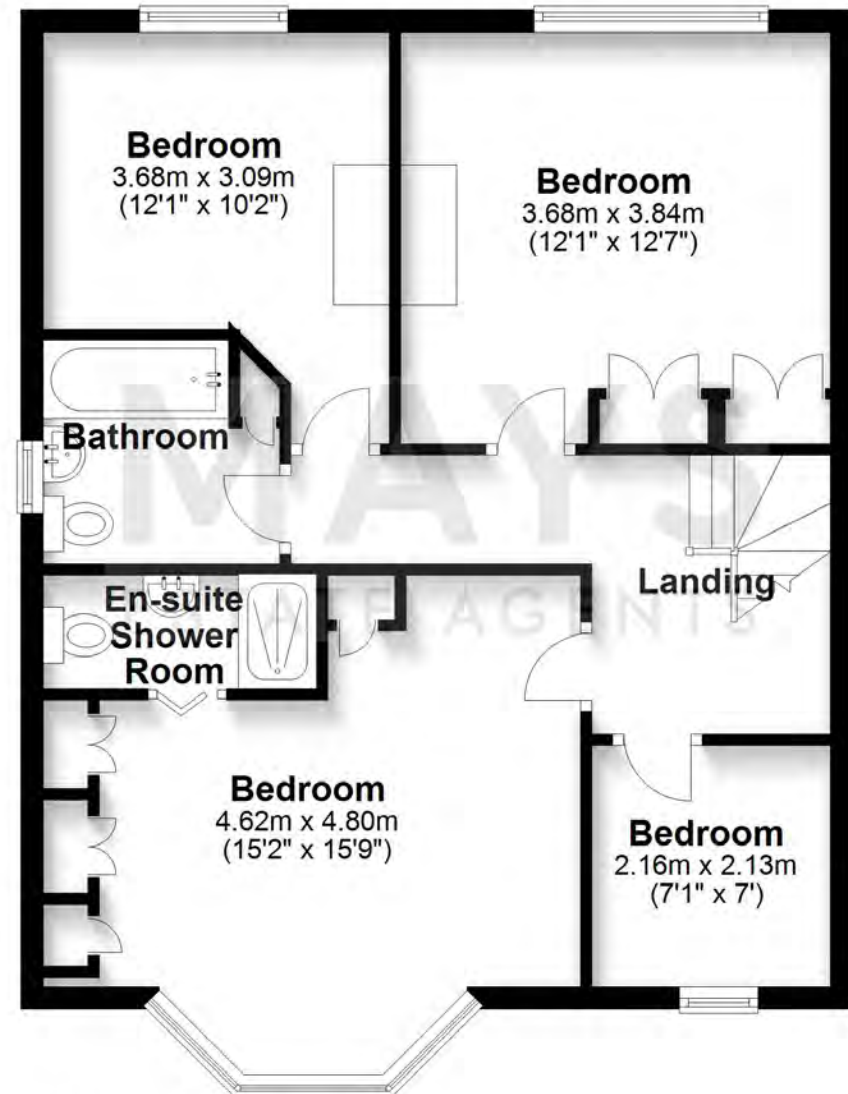
Ground Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 120.9 sq. metres (1301.2 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

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.

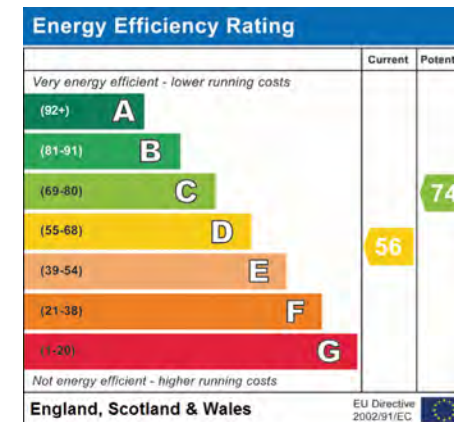
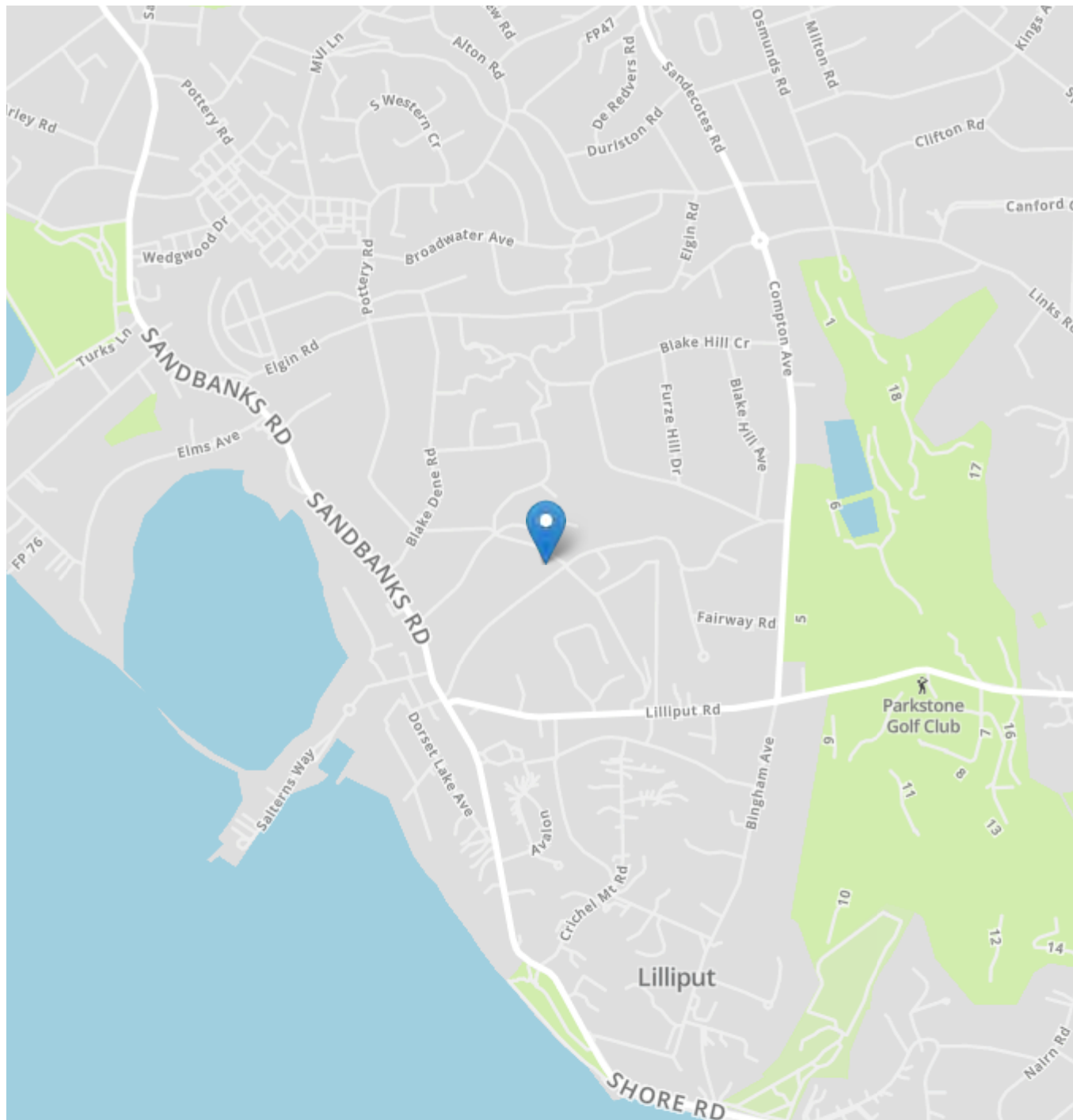


About Mays

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.



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Mays and their clients give notice that:

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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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