

54 Brownsea View Avenue, Lilliput, Poole, Dorset BH14 8LQ

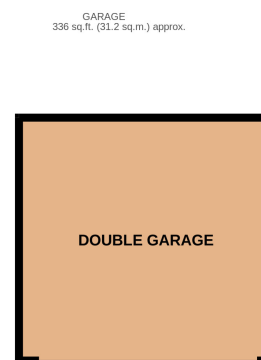
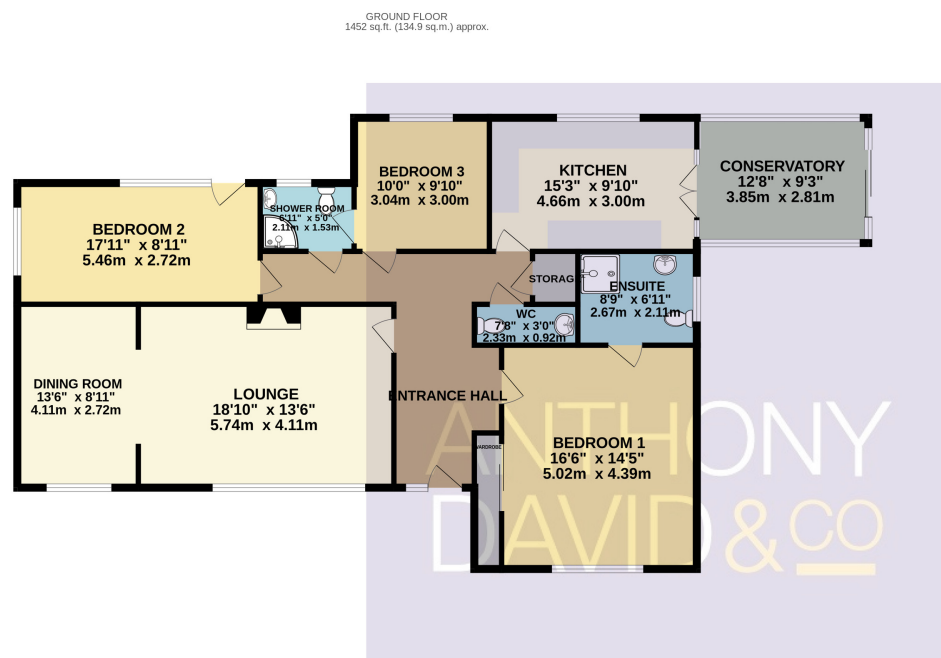
£859,950 Freehold

**\*\* NO FORWARD CHAIN \*\*** A substantial three double bedroom detached bungalow ideally situated on its own plot in this highly regarded road in Lilliput a short distance away from local shops, yacht club, doctors surgery and Parkstone Golf club. The Evening Hill with its stunning views across the harbour and award winning sandy bathing beaches at Sandbanks are also a short distance away. This rare find has the potential to be extended and remodelled (SSTP) to create a 'statement home' and viewing is imperative to not only appreciate its elite location but also the 1450 sq ft of accommodation on offer, which comprises: lounge, dining room, fitted kitchen, conservatory, separate cloakroom, en-suite shower room and Jack and Jill shower room. Externally the property is entered via steps or ramp which leads to a large paved garden with a South facing terrace to the right and side. The driveway provides off road parking which in turn leads to a double garage. Further features of this superb property include; feature fireplace to lounge, storage cupboard, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. School Catchment - Lilliput Infants and Baden-Powell and St Peters Juniors.

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TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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Entrance Hall Doors to

Lounge 18' 10" x 13' 6" (5.74m x 4.11m)

Kitchen 15' 3" x 9' 10" (4.65m x 3.00m)

Dining Room 13' 6" x 8' 11" (4.11m x 2.72m)

Conservatory 12' 8" x 9' 3" (3.86m x 2.82m)

Bedroom One 16' 6" x 14' 5" (5.03m x 4.39m)

En-Suite Shower 8' 9" x 6' 11" (2.67m x 2.11m)

Bedroom Two 17' 11" x 8' 11" (5.46m x 2.72m)

Bedroom Three 10' 0" x 9' 10" (3.05m x 3.00m)

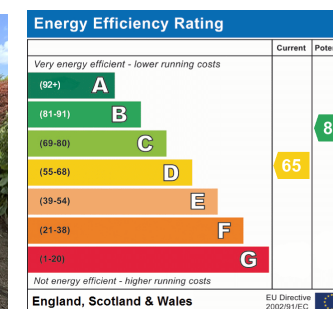
Shower Room 6' 11" x 5' 0" (2.11m x 1.52m)

Garage Double

Garden Paved and wrap around

Driveway Off road parking

Council Tax Band F



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.