

Brownsea View Close
72 Brownsea View Avenue, Lilliput BH14 8LL
Guide Price £490,000 Freehold

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ESTATE AGENTS





Property Summary

A stunning two-bedroom first-floor apartment, located on one of Lilliput's most desirable avenues, with unbelievable views from all principal rooms and from the private balcony terrace overlooking Poole Harbour and the Isle of Purbeck beyond.



Key Features

- Stunning first-floor apartment with far-reaching panoramic harbour views
- Spacious hallway
- Luxurious open-plan lifestyle space with direct access to a private balcony
- Modern fitted kitchen
- Principal & second bedrooms with fabulous garden & harbour views
- Family bathroom
- Beautiful landscaped communal gardens
- Garage & ample parking
- Prime Lilliput location



About the Property

Upon entering the apartment, you are greeted by a spacious hallway with a glazed door opening to a luxurious open-plan living/dining and kitchen area. The living/dining room is flooded with natural light from the full-height doors, which lead directly to a private balcony – the perfect spot to take in the fabulous harbour views.

The kitchen is comprehensively fitted with modern units and integrated appliances.

The principal bedroom is incredibly spacious, featuring a full-height window overlooking the beautifully landscaped communal gardens and Poole Harbour. The second bedroom enjoys the same delightful aspect and views. Both are serviced by a modern family bathroom.

The apartment also benefits from a private garage and ample parking.

We feel this apartment would make the most wonderful main residence or second home and once inside, we're sure you'll agree, it really is pretty special.

Tenure: Share of Freehold

Management Company: HMS Property Management Services

Maintenance Charge: Approx £4,800 per annum including sinking fund, water & buildings insurance

Council Tax Band: E (BCP Council)

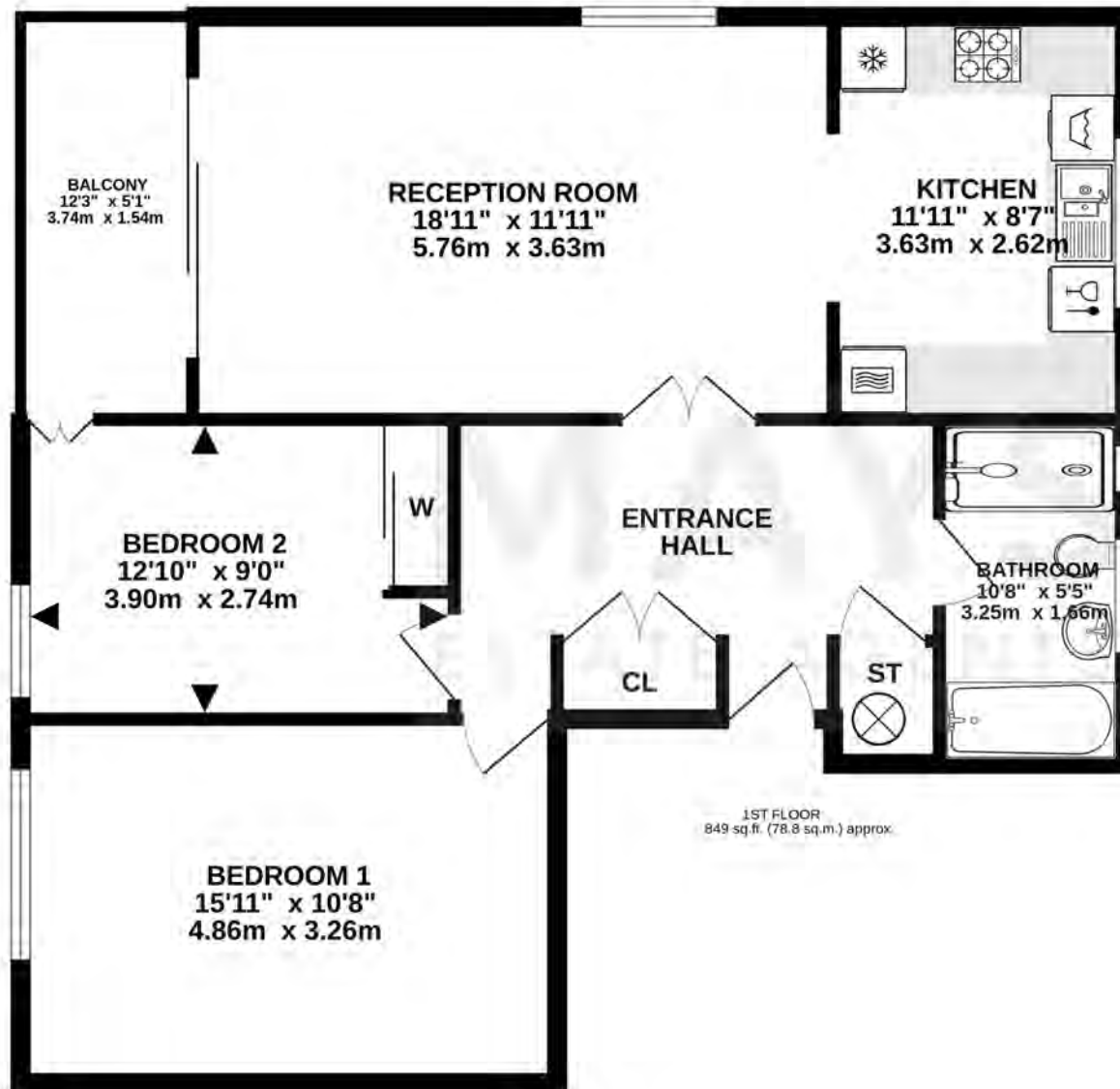
Notes: Holiday Lets/Airbnb not permitted



INCLUDING BALCONY AND OUTBUILDING

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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1ST FLOOR
849 sq.ft. (78.8 sq.m.) approx.



OUTBUILDING
151 sq.ft. (14.0 sq.m.) approx.



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 and Asda petrol station, 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. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

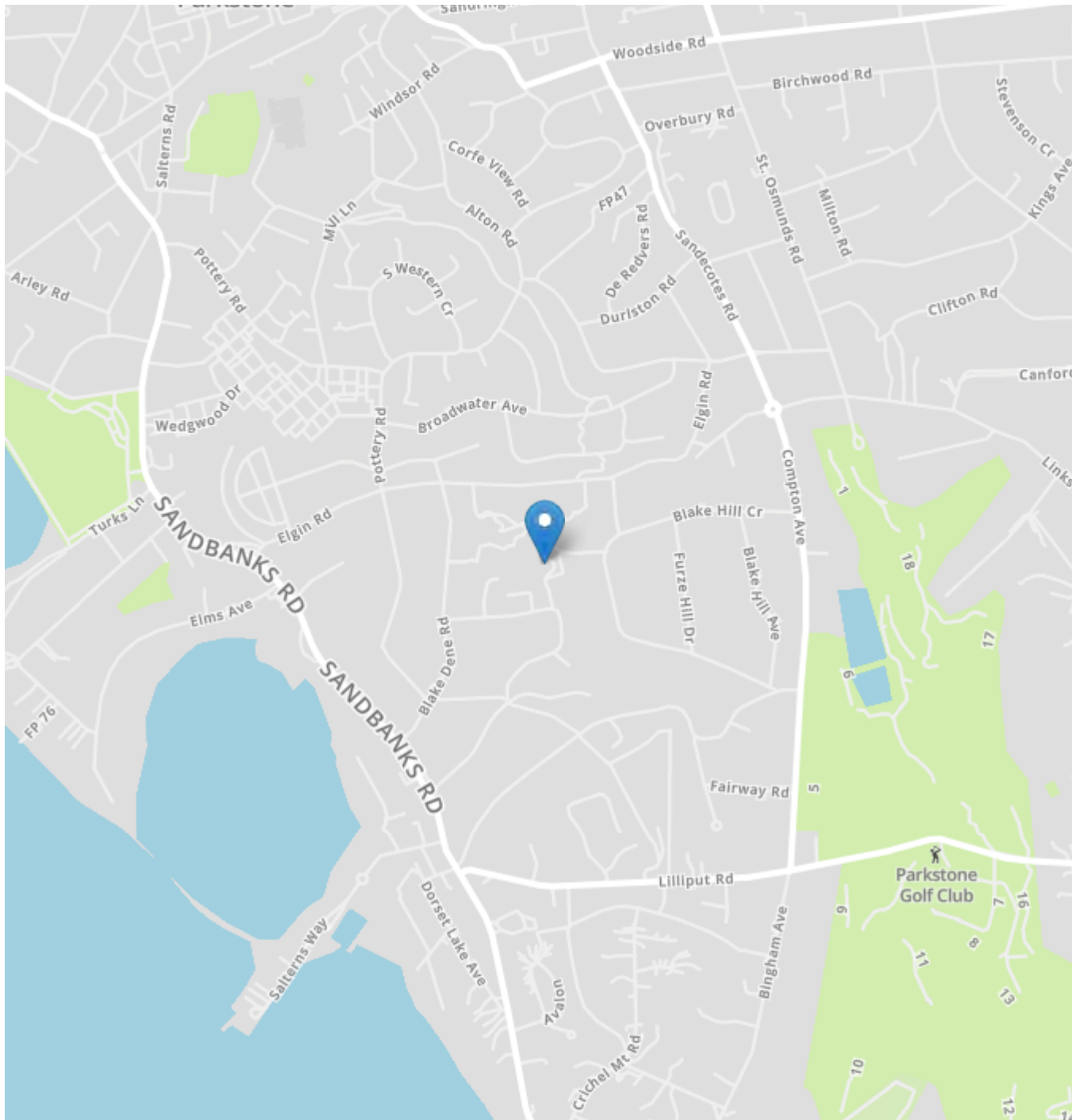


About Mays

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		
(69-80) C		78
(55-68) D	62	
(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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