

Elms Avenue  
Lilliput  
Poole, BH14 8EE



Detached residence offering tremendous scope for improvement or complete redevelopment (STPP) on a superb waterfront plot backing on to the Blue Lagoon, in one of Lilliput's most sought after locations.

Guide Price: £1,575,000













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## Situation and Description

Lilliput Village is located approximately half a mile from the award winning beaches at Sandbanks and is home to Salterns Marina and a variety of shops, including a Tesco Express and Co-operative petrol station, a Patisserie, Thai restaurant and take away, florists, off licence, surf and bike shops. There is also a doctor's surgery and chemist along with Lilliput First School.

Lilliput offers excellent 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.

An excellent opportunity to acquire this individual 1930's built detached residence backing directly onto the Blue Lagoon with beautiful panoramic views over Poole Harbour, towards Brownsea Island and the Purbeck Hills beyond.

The property requires modernisation and stands on a generous plot with a 70ft road frontage offering tremendous extension potential or complete redevelopment subject to planning consent.

The existing accommodation briefly comprises of:

- Side entrance
- Two large reception rooms
- Garden room
- Kitchen/breakfast room
- Three large bedrooms
- Family bathroom
- Utility cellar

Outside:

The rear south facing garden backs directly onto the Blue Lagoon enjoying spectacular panoramic water views. The front garden has well stocked borders with a driveway leading to a single detached garage.

There is ample space to one side of the house providing extensive extension potential (subject to planning consent).

**To fully appreciate this stunning location a viewing appointment is highly recommended.**



H.M. LAND REGISTRY		TITLE NUMBER	
		DT20266	
ORDNANCE SURVEY PLAN REFERENCE	SZ 0390	SECTION H	Scale 1/1250
COUNTY DORSET	DISTRICT POOLE	© Crown copyright 1976	





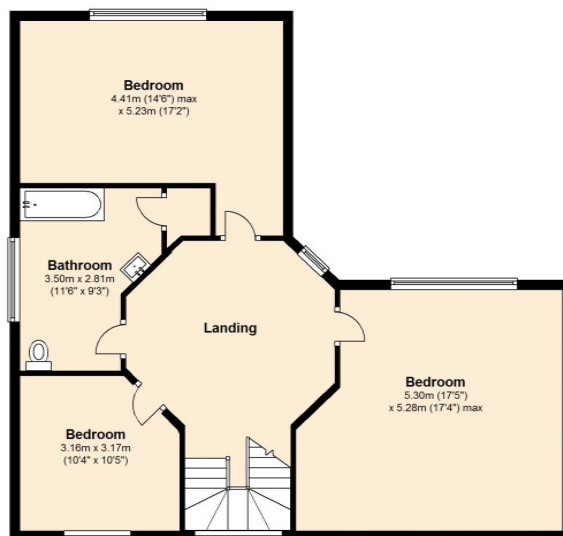
### Ground Floor

Approx. 107.3 sq. metres (1154.9 sq. feet)



### First Floor

Approx. 84.0 sq. metres (903.6 sq. feet)



Total area: approx. 191.2 sq. metres (2058.5 sq. feet)

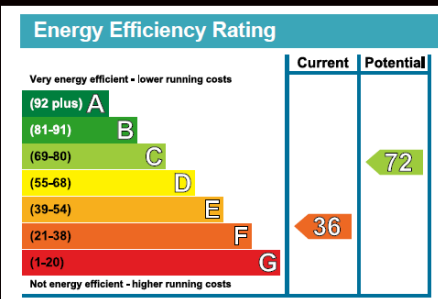
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