

Sandbanks Road  
Lilliput  
POOLE, BH14 8HX



An imposing 1930s detached character residence, offering tremendous scope for improvement or complete redevelopment (STP), on a substantial plot backing directly onto Dorset Lake Avenue situated in a prime central Lilliput location.

Offers in the region of £850,000 - Freehold





## SITUATION & DESCRIPTION

Lilliput Village is located approximately half a mile from the award winning beaches at Sandbanks, 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; an off licence; surf and bike shops. There is also a Doctor's surgery and Chemist along with both Lilliput and Baden Powell schools.

Lilliput offers excellent communications to the town centres of Poole and Bournemouth. Transport links are excellent as the main line railway station at Poole provides services to Southampton and London.

A rare opportunity to acquire an individual detached character property, offering tremendous scope for improvement and considerable enhancement (STP), on a superb plot between Sandbanks Road and Dorset Lake Avenue.

The light and spacious accommodation requires modernisation and extends to approximately 1,660 sq ft enjoying partial harbour views from the first floor.

Upon entering the property, you are greeted by a good sized reception hall with a built-in storage cupboard and an adjoining guest cloakroom. Located to the rear of the property is an impressive 36' double reception room with matching bay windows, overlooking the garden terrace. The kitchen/breakfast room, although dated, offers a range of built-in storage cupboards incorporating an oven, hob and space for further appliances.

On the first floor there are three double bedrooms, all benefitting from harbour glimpses, and the middle bedroom opening onto a balcony. The main bedroom has a large en-suite bathroom, which may have been converted from the original fourth bedroom; there is an additional shower room with separate WC from the landing.

Outside the property stands on a beautifully established south west facing plot offering a fair degree of privacy, with the rear garden extending to approximately 95ft and backing directly onto Dorset Lake Avenue with rear vehicular access to a driveway and detached 32' garage.

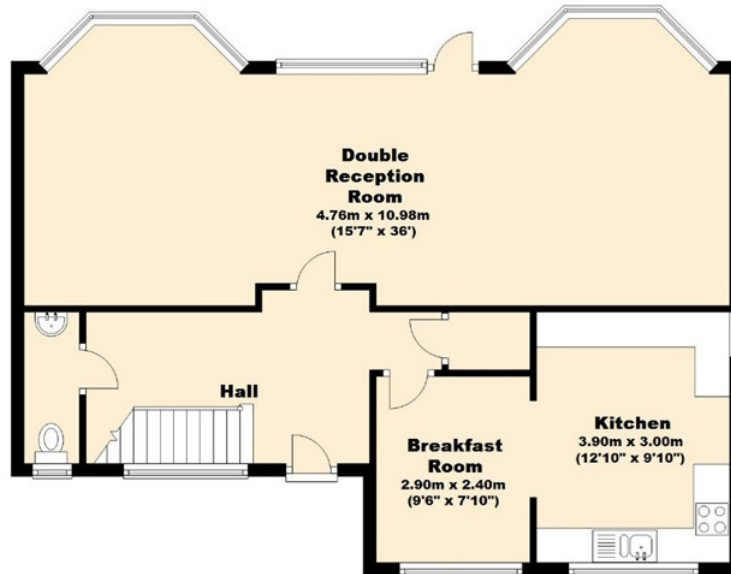
This is one of the limited number of properties on the road that enjoys the use of a gated private slipway, which gives direct access to Poole harbour and allows home owners to launch small boats. The slipway is located close to the house at the end of Gardens Road.

**SUBJECT TO PLANNING AND COVENANTS** - The property would appear to offer a potential rear building plot with an approximate road frontage of 45ft backing directly onto Dorset Lake Avenue, as demonstrated by neighbouring properties.



### Ground Floor

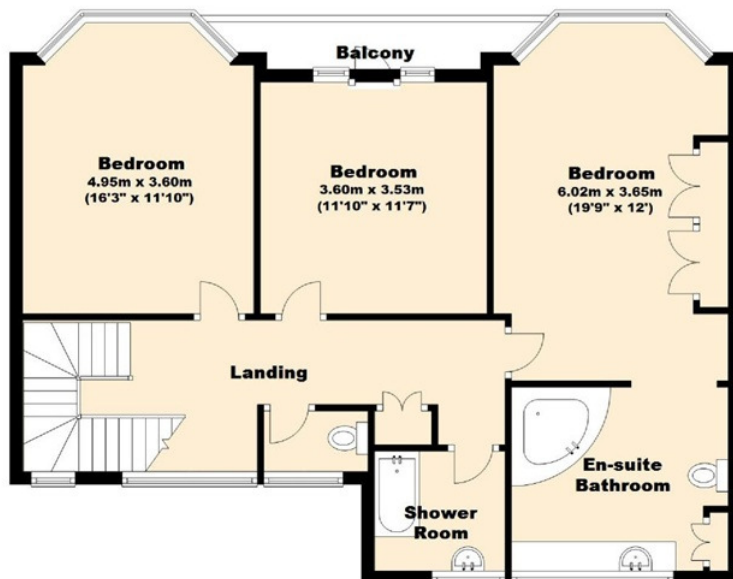
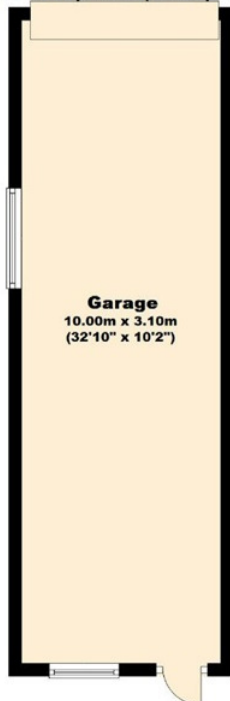
Approx. 76.2 sq. metres (820.1 sq. feet)



### First Floor

Approx. 78.0 sq. metres (839.5 sq. feet)

**Garage**  
Approx. 31.0 sq. metres (334.2 sq. feet)



**Total area: approx. 185.2 sq. metres (1993.9 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) <b>A</b>	81
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	58
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	58
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

#### IMPORTANT NOTICE:

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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.
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#### 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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