



60 Brownsea View Avenue, Lilliput, POOLE BH14 8LQ
£7,000 Per Month





Key Drummond are proud to present a striking five bedroom contemporary home with panoramic harbour views, situated in the heart of Lilliput. Features include Master bedroom suite with walk-in wardrobe and luxury Bathroom. Top floor Bar/Dayroom with views across Lilliput and over Poole Harbour.

Area

The property is located in the heart of Lilliput and within a short walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Cafe set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks are just a stones throw away .

Property Description

Setting a new standard in luxurious living is this remarkable residence perched in one of the highest elevations in Lilliput. Captivating views over Poole Harbour and Purbeck provide the ideal backdrop to this spectacular property where not a single detail has been overlooked.

The three-storey layout spans 3,300sqft (approx.) and boasts 5/6 bedrooms, 3 bathrooms and a selection of sumptuous living spaces. The first-floor kitchen, dining and living room is warmed by a fireplace and has awe-inspiring views over the surrounding area. Here, you can gather with friends while upstairs, you will find an entertainer's haven with a bespoke walnut bar that opens to a frameless glass terrace.

A WC adds convenience to this level while one bedroom, with a walk-in wardrobe and ensuite, is set on the first floor. The remaining bedrooms and bathrooms are nestled on the ground level with two offering ensuites including the stunning master bedroom.

The rear garden has been divided into separate areas ideal for entertaining with inset swim spa as an inclusive feature

Extra features include a double garage, a lift shaft and a prized location in a great school catchment.





Key Drummond

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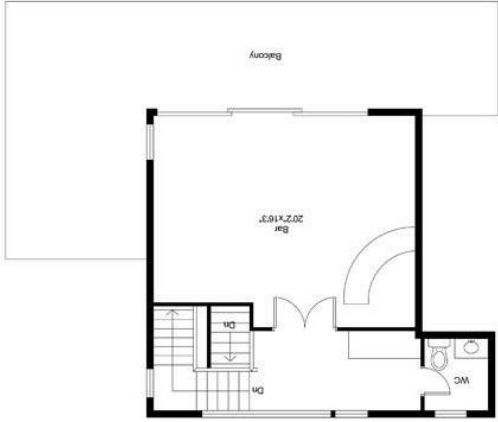
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOWER GROUND FLOOR PLAN



Energy Efficiency Rating	
EU Directive 2002/91/EC	Energy Efficiency Rating
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency	C
Below average energy efficiency	D
Average energy efficiency	E
Below average energy efficiency	F
Poor energy efficiency - higher running costs	G
Very poor energy efficiency - higher running costs	H
Extremely poor energy efficiency - higher running costs	I
EU Directive 2002/91/EC	Energy Efficiency Rating

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Environmental Impact (CO ₂) Rating
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact	B
Decent environmental impact	C
Below average environmental impact	D
Average environmental impact	E
Below average environmental impact	F
Poor environmental impact - higher CO ₂ emissions	G
Very poor environmental impact - higher CO ₂ emissions	H
Extremely poor environmental impact - higher CO ₂ emissions	I
EU Directive 2002/91/EC	Environmental Impact (CO ₂) Rating

All room dimensions given above are approximate measurements
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