£1,250,000

229 Sandbanks Road, POOLE, Dorset, BH14 8EY

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Sandbanks Road, POOLE, Dorset, BH14 8EY

A bright and spacious family home situated in the heart of Lilliput. The property boasts over 2800 SQFT, four double bedrooms, a large rear garden and is immaculately presented throughout.

- IMPRESSIVE FAMILY HOME
- FOUR DOUBLE BEDROOMS
- LARGE REAR GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN
- CLOSE TO THE MARINA

Local Authority , Tax Band , Tenure: **Freehold**

4   3   3

Lilliput

The property is located in the heart of Lilliput and within a short level 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 Café 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 stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

A well-presented New England–style family home positioned along Sandbanks Road in Lilliput, just a short walk from the marina and local amenities.
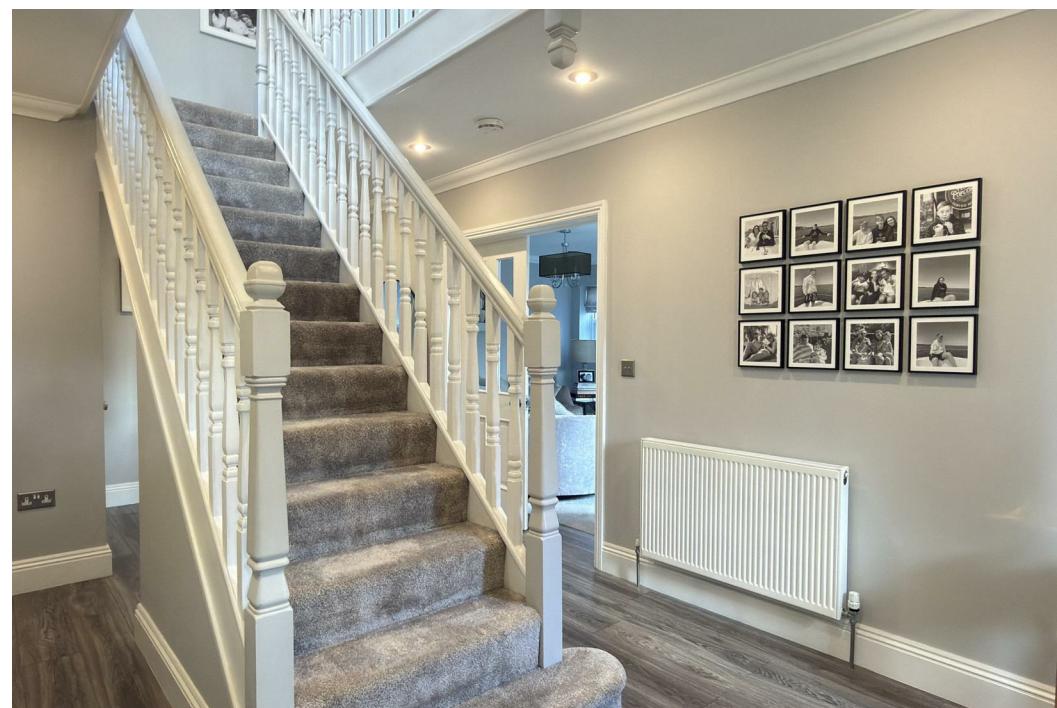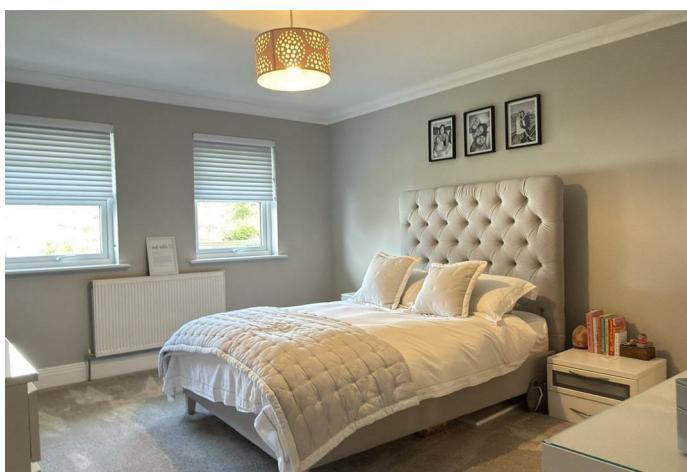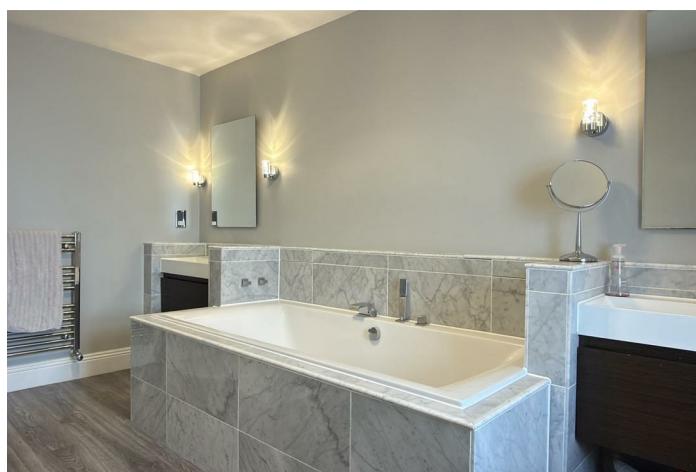
The property offers over 2,800 sq ft of accommodation arranged across two floors. The ground floor provides excellent living space with a large open-plan kitchen/living room, separate family room, lounge, utility room, cloakroom and an integral garage. The layout works well for modern family life with clearly defined yet flexible living areas.

Upstairs, there are four generous bedrooms, including a principal bedroom with dressing room and en-suite, a second en-suite bedroom and a modern family bathroom.Externally, the house benefits from a large rear garden, ideal for families and entertaining, along with off-road parking. The property is well maintained throughout and ready for immediate occupation. Ideally located within Lilliput, close to Poole Harbour, the marina, local schools and beaches, this is a solid family home in one of the area's most convenient residential locations.

GROUND FLOOR
1446 sq.ft. (134.3 sq.m.) approx.
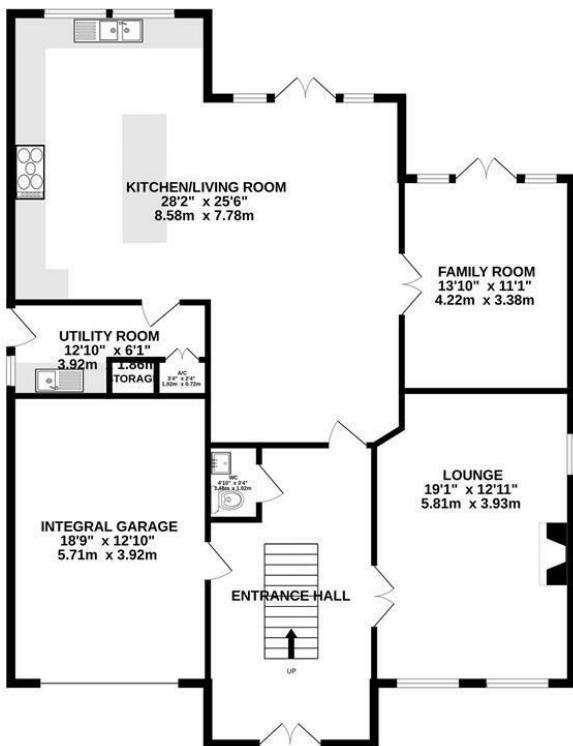
1ST FLOOR
1291 sq.ft. (119.9 sq.m.) approx.

KITCHEN/LIVING ROOM
28'2" x 25'6"
8.58m x 7.78m

FAMILY ROOM
13'10" x 11'1"
4.22m x 3.38m

UTILITY ROOM
12'10" x 6'1"
3.92m   1.86m

STORAGE
A/C
3'6" x 7'4"
1.60m x 0.72m

WC
4'10" x 7'4"
3.48m x 1.03m

INTEGRAL GARAGE
18'9" x 12'10"
5.71m x 3.92m

LOUNGE
19'1" x 12'11"
5.81m x 3.93m

ENTRANCE HALL

UP

JULIET BALCONY
8'8" x 2'0"
2.63m x 0.60m

DRESSING ROOM
12'10" x 7'6"
3.92m x 2.28m

MASTER BEDROOM
17'6" x 13'0"
5.34m x 3.96m

BEDROOM TWO
17'6" x 12'0"
5.34m x 3.66m

ENSUITE
12'10" x 7'10"
3.92m x 2.38m

BATHROOM
12'0" x 7'10"
3.66m x 2.38m

ENSUITE
8'6" x 7'0"
2.58m x 2.14m

STORAGE

WARDROBE

DOWN

BEDROOM FOUR
12'0" x 10'3"
3.66m x 3.13m

LANDING

BEDROOM THREE
14'2" x 9'4"
4.31m x 2.85m

TOTAL FLOOR AREA : 2736 sq.ft. (254.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC