



# 17 Compton Avenue

Lilliput, Poole, Dorset, BH14 8PT



LUXURY &  
PRESTIGE  
Exclusive Properties

£1,050,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

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# 17 COMPTON AVENUE

LILLIPUT

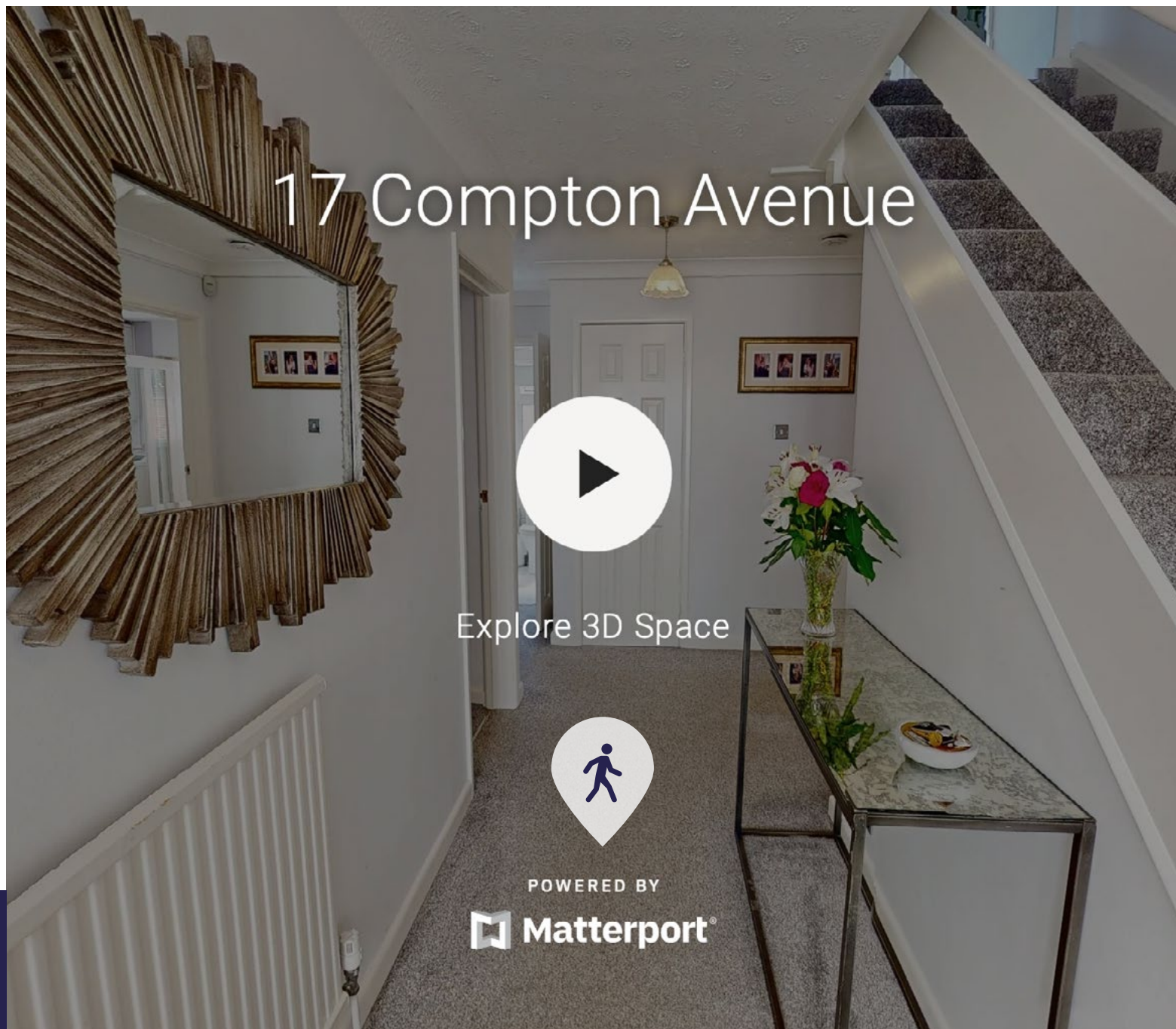
Please click on the image above to view our short video introduction to this property.

## Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



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It has a great garden, perfect for families or entertaining with friends.



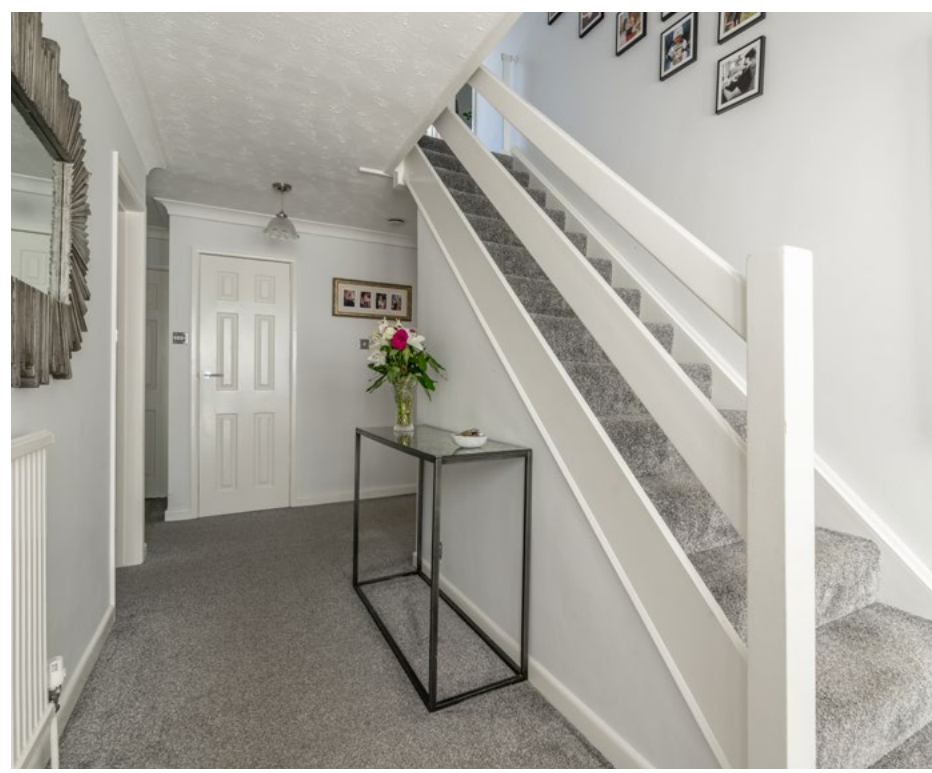
The interior is sleek and modern with crisp, bright finishes.



The spacious living room also has access to the garden via French doors.



It has been thoughtfully modernised by the current owners.





There are four bedrooms and two bathrooms.





The rear terrace is a real sun-trap and perfect for al-fresco dining.



There is ample room around the property so it could be extended or remodelled STPP.



It is situated on the edge of the prestigious Parkstone Golf Course.

17 COMPTON AVENUE, LILLIPUT, POOLE, BH14 8PT



GROSS INTERNAL AREA  
GROUND FLOOR: 1,105 sq. ft., 102.7 m2  
FIRST FLOOR: 544 sq. ft., 50.5 m2  
**TOTAL: 1,649 sq. ft., 153.2 m2**  
GARAGE: 299 sq. ft., 28 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Summary

Compton Avenue is a popular location due to its proximity to Parkstone Golf Club and this recently modernised chalet bungalow benefits from an especially good plot with a largely level garden and an impressive lawn.

The built form extends to around 1,650 square feet plus a separate garage and store. The accommodation includes a large kitchen / diner with separate utility, formal living as well as four bedrooms and two bathrooms. The bedroom layout is very versatile with two downstairs rooms and two additional rooms on the top floor, which could even form a suite if needs be. The kitchen / diner and the lounge both open onto the private sun terrace which has plenty of room for outdoor sitting as well as a dining table and chairs.

For anyone who enjoys outdoor living this is an ideal property thanks to the especially sunny aspect in the rear garden and the space on offer. There is a raised and shaped border on one side of the garden. The carriage driveway to the front has room for casual as well as guest parking and there is ample room around the property so it could be suitable to extend and remodel, subject of course to the necessary consents.

Poole Harbour is a short walk away (10 mins) and the award winning beaches at Sandbanks are just beyond. It is also in catchment for some of the area's most sought after schools at Lilliput and Baden Powell.

- Great location
- Convenient for schools and shops
- Wonderful garden
- Sunny aspect
- Flexible layout
- Four bedrooms
- Two bathrooms
- Large kitchen diner
- Good parking
- No forward chain

**Guide Price:** £1,050,000

**Tenure:** Freehold

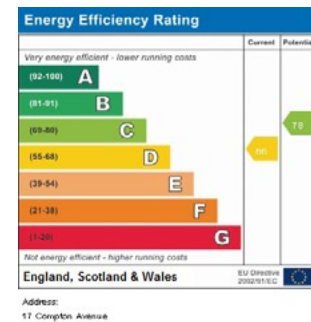
**Stamp Duty:** Main Home £46,250\*  
Additional Home £77,750\*  
(\*based on guide price)

**Lease Length:** N/A

**Maintenance:** N/A

**Council Tax:** Band F  
(2023/2024 £2,958.57)

## EPC:



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## Get in touch

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We would love to see you  
for a cup of tea or coffee.

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**By email:** info@luxuryandprestige.co.uk

**Property ref:** 0876



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.