



## Skyliner

7 Dorset Lake Avenue, Lilliput, Poole, Dorset, BH14 8JD



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

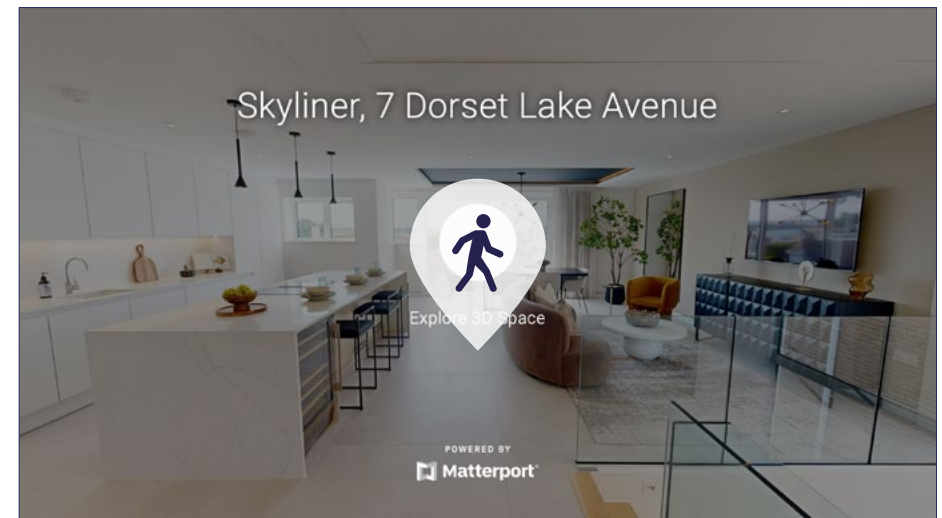
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**



Simply click on the thumbnail above 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.

**Matterport™**















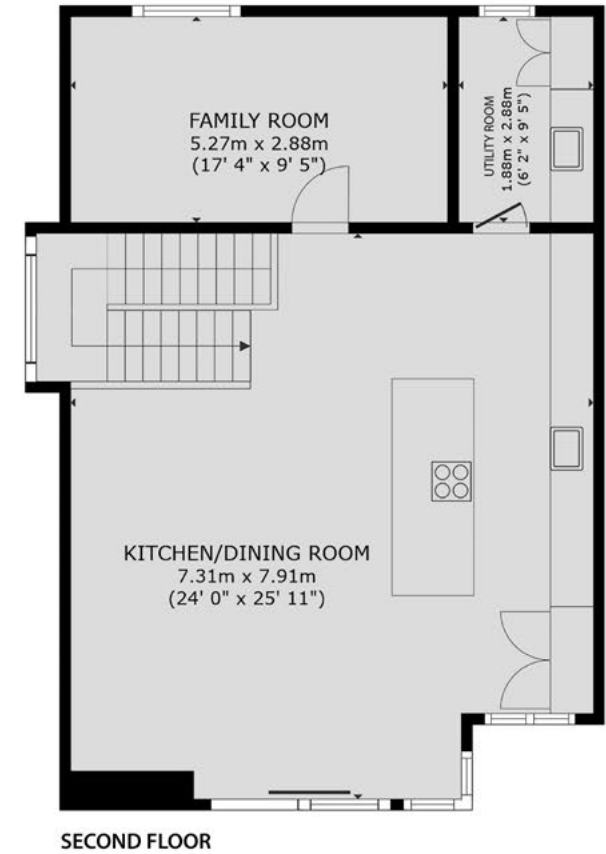
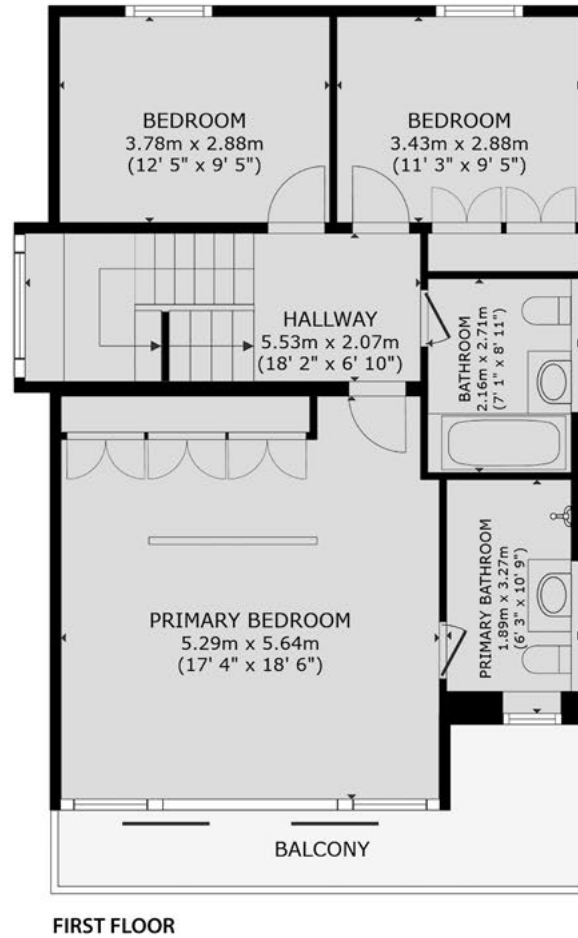
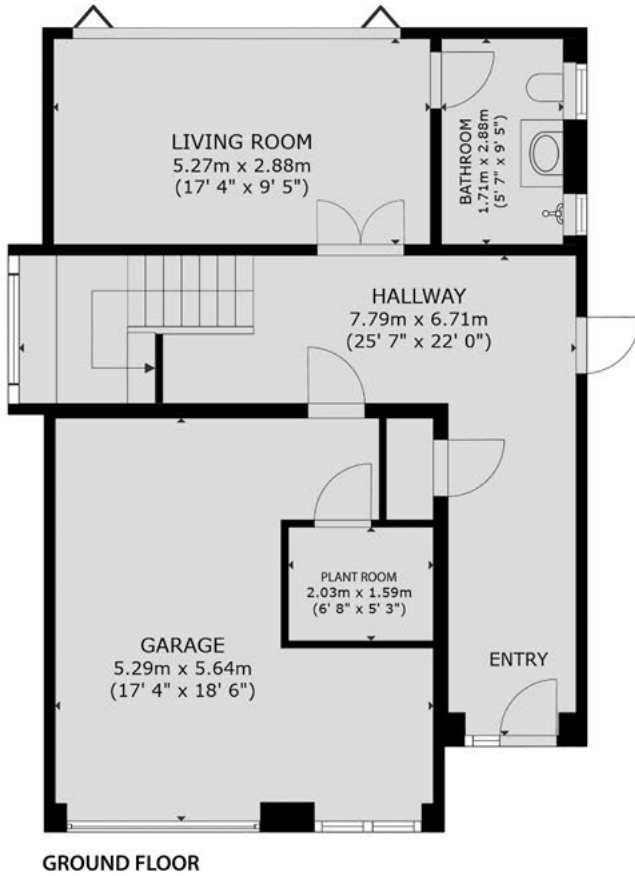








Skyliner, 7 Dorset Lake Avenue, Lilliput, Poole, BH14 8JD



GROSS INTERNAL AREA  
 GROUND FLOOR: 576 sq. ft, 54 m<sup>2</sup>, FIRST FLOOR: 844 sq. ft, 78 m<sup>2</sup>  
 SECOND FLOOR: 847 sq. ft, 79 m<sup>2</sup>, GARAGE: 268 sq. ft, 25 m<sup>2</sup>  
**TOTAL: 2,535 sq. ft, 236 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Summary

Skyliner is the latest luxury lifestyle home from renowned developer Fortitudo. They have built up a reputation for building some of the areas most stylish new homes and this is no exception.

The location is enviable with the amenities of Lilliput just a short walk away and access to the calm and sheltered waters of Poole Harbour just beyond through the iconic Salterns Marina. The golden beaches of Sandbanks are also close by making this one of the South Coasts highest prized locations. Dorset Lake Avenue itself is a wide, quiet street with a pretty street scene littered with luxury homes and seaside retreats.

The house extends to 2,535 square feet and is laid out over three floors. The ground floor features a spacious entrance hall and ground floor bedroom suite that opens onto the enclosed courtyard garden via bi-fold doors, as well as a large integral garage that is perfect for storing watersports equipment. The first floor is home to a further three bedrooms including the principal suite with its luxurious dressing area and stunning en suite.

The main living space is located on the top floor where the best views of the harbour can be enjoyed. There is a large open plan lifestyle room including a luxury kitchen with centre island and space for dining and relaxed living. There is also a separate snug / home office and a utility room. The house is stylishly appointed throughout and could make a great main home or luxurious retreat by the sea.

- Stunning lifestyle home
- Moments from the harbour
- Close to amenities of Lilliput
- Extends to 2,535 square feet
- Four bedrooms, three bathrooms
- Top floor open plan lifestyle room
- Harbour views
- Stylishly appointed throughout
- Integral garage
- Low maintenance enclosed garden

## Details

**Guide Price:** £1,500,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £91,250\*\*  
Additional Home £136,250\*\*  
\*\* based on guide price

**Council Tax:** Band TBC  
2024/2025 £x,xxx.xx pa

**EPC:**



# LUXURY & PRESTIGE

Exclusive Properties



**Steve Isaacs**  
**Director**  
07970 878106  
steve@luxuryandprestige.co.uk



**Harriet Towing**  
**Head of Sales**  
07809 908718  
harriet@luxuryandprestige.co.uk



**Thomas Powner**  
**Residential Sales**  
07437 491094  
tom@luxuryandprestige.co.uk



**Asia Roberston**  
**Social Media Manager**  
07484 719645  
asia@luxuryandprestige.co.uk



**Valentina Morana**  
**Marketing Assistant**  
01202 007373  
valentina@luxuryandprestige.co.uk



**David Chissell**  
**Director**  
07795 835647  
david@luxuryandprestige.co.uk



**Adrianna Ciereszko**  
**Photographer / Marketing Manager**  
01202 007373  
adrianna@luxuryandprestige.co.uk



**Ryan Horan**  
**Land & New Homes**  
07512 196688  
ryan@luxuryandprestige.co.uk



**Jo Bound**  
**Search Agent**  
01202 007373  
jbound@luxuryandprestige.co.uk

## Get In Touch

**In Person:** 28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

**By Phone:** 01202 007373

**By Email:** [info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)

**Online:** [www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

**Facebook:** [facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 1003



### 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.