

Luxury+Prestige

# LUMIERE

29A BROWNSA VIEW AVENUE, LILLIPUT, POOLE, BH14 8LG















































# TAKE A STEP INSIDE



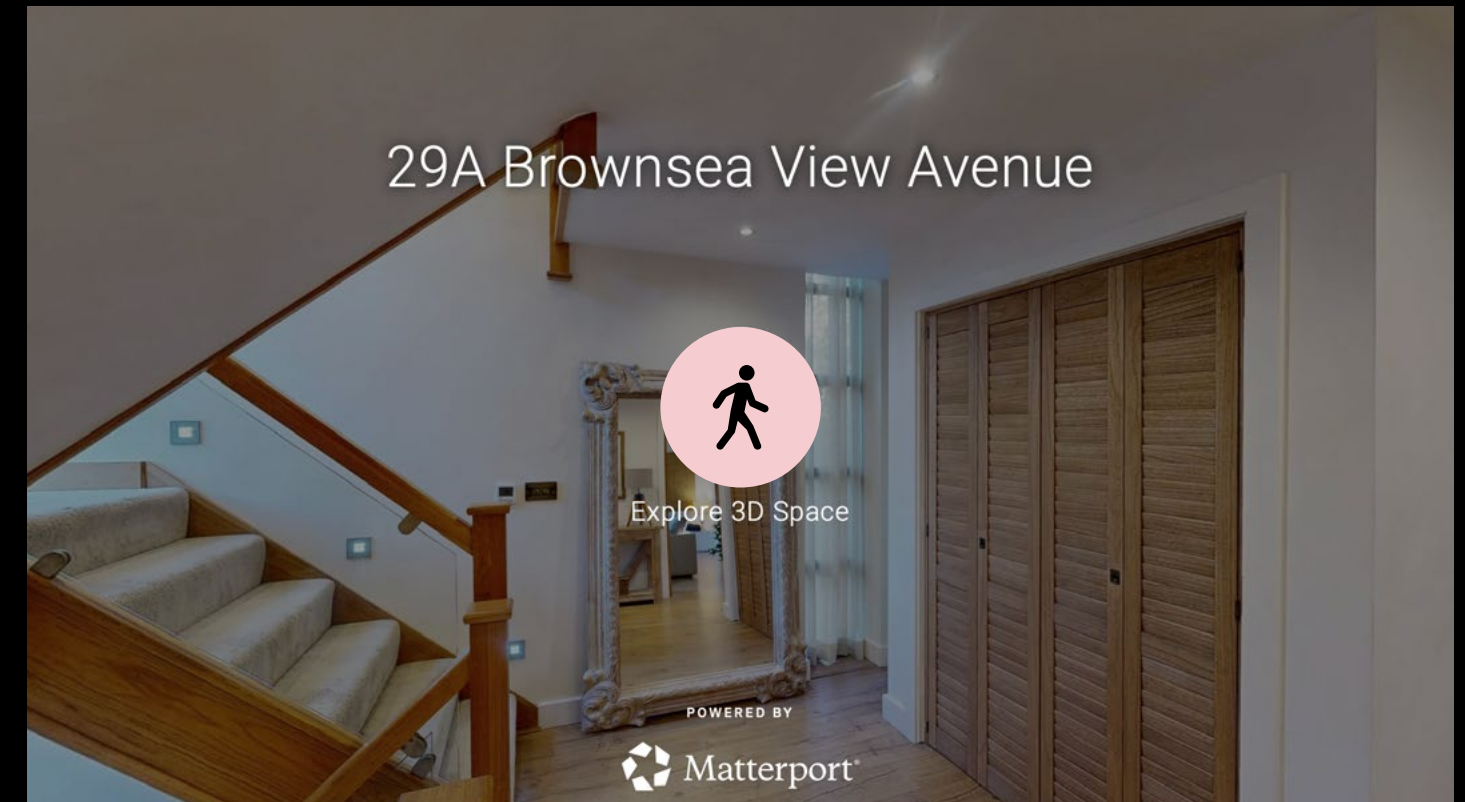
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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™**



# Floorplan

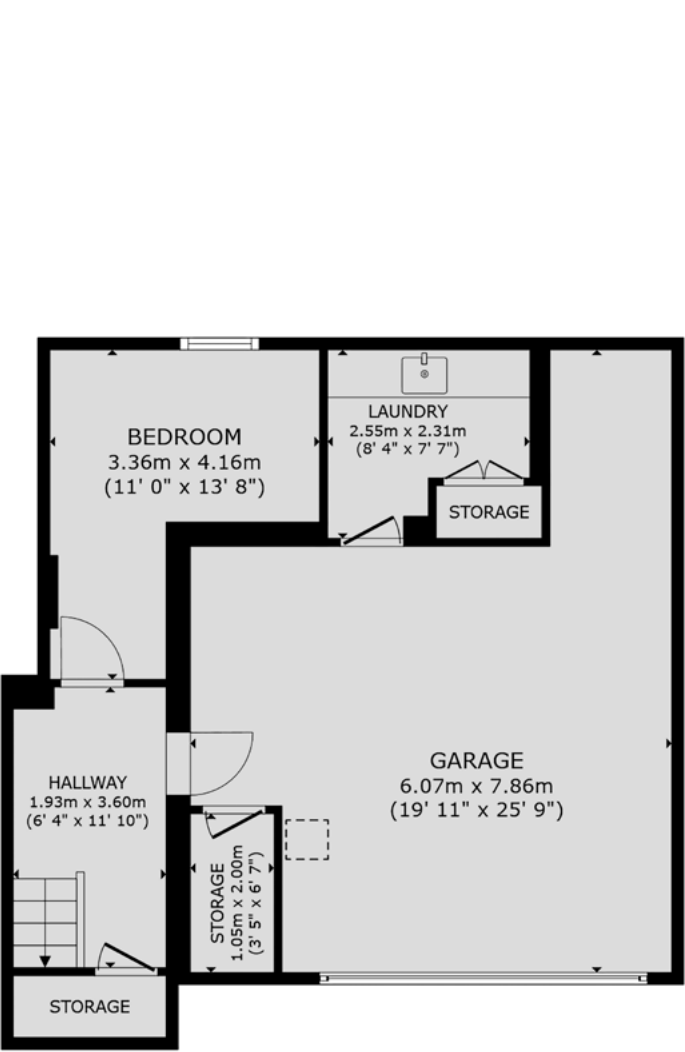
Lumiere, 29A Brownsea View Avenue  
Lilliput, Poole, BH14 8LG

GROSS INTERNAL AREA

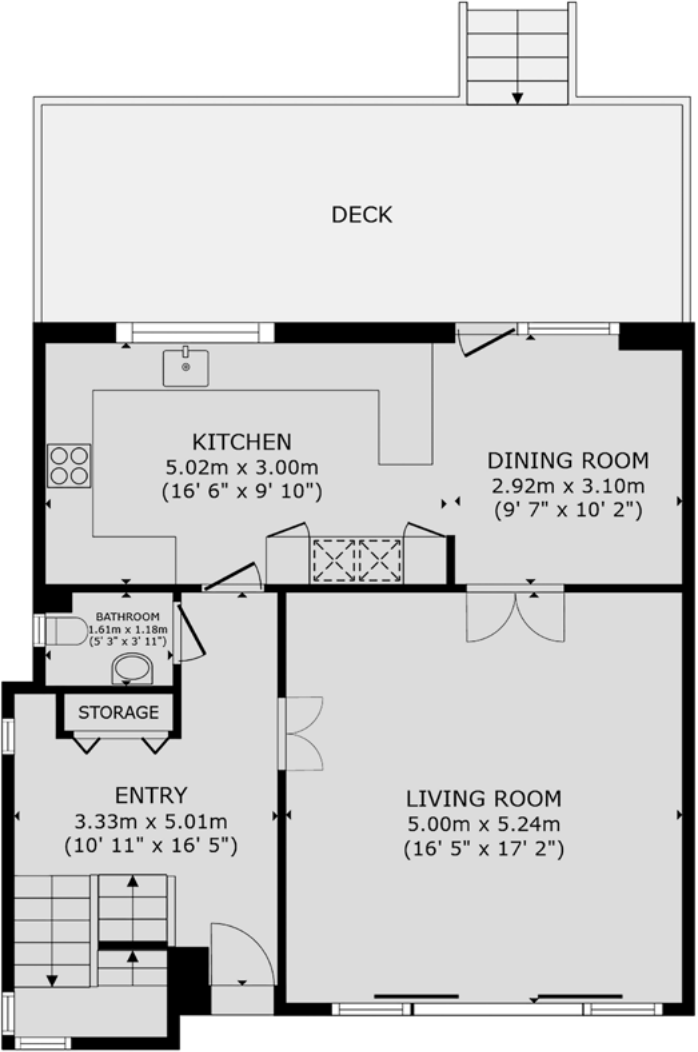
House:	
Lower Ground Floor:	332 sq. ft / 31 m²
Ground Floor:	746 sq. ft / 69 m²
First Floor:	743 sq. ft / 69 m²
Garage:	366 sq. ft / 34 m²

Total: 2,187 sq. ft / 203 m²

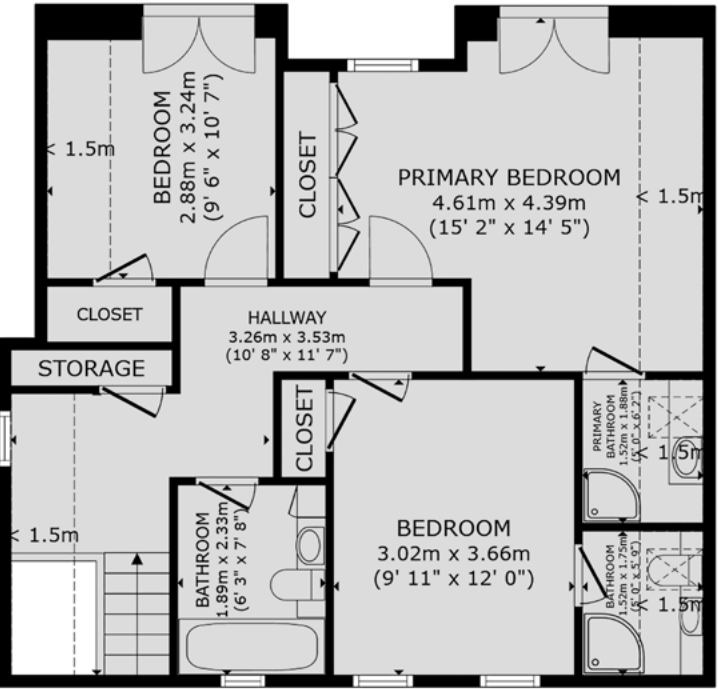
Sizes and dimensions are approximate, actual may vary.



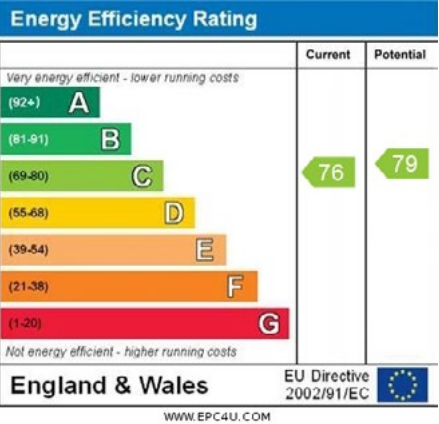
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





# Summary

Lumiere is a stylish detached home in one of the area's most popular lifestyle locations.

Brownsea View Avenue is convenient for local schools as well as Lilliput Parade with its interesting array of shops and cafés.

The house benefits from a generous driveway with casual / visitors parking leading to an oversize integral garage. Inside, the accommodation includes three bedrooms and three bathrooms on the top floor and the daytime accommodation includes an especially stylish kitchen diner complete with an impressive array of integrated appliances, stone tops, a peninsula breakfast bar and space for informal dining coupled with fashionable banquette seating. This light and airy space connects to the outdoor terrace via bifold doors and the garden below benefits from a connecting gate to Blake Dene Common.

The formal sitting room embodies the relaxed and sophisticated theme of the decor throughout and its the perfect place to relax and unwind. The lower ground floor includes the integral garage and a laundry room. The occasional bedroom four is currently used as a home office but could be suitable for a number of uses.

# Details

Guide Price:	£1,100,000		
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	£53,750**	
	Additional Home	£108,750**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Great location
- + Walk to shops and cafés
- + Convenient for schools
- + Great ambience
- + Stylish decor
- + 3/4 bedrooms
- + Kitchen diner with banquette seating
- + Flexible layout
- + Good parking
- + Seller suited



# Our team



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