

Luxury + Prestige

# LUMIERE

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

























# TAKE A STEP INSIDE



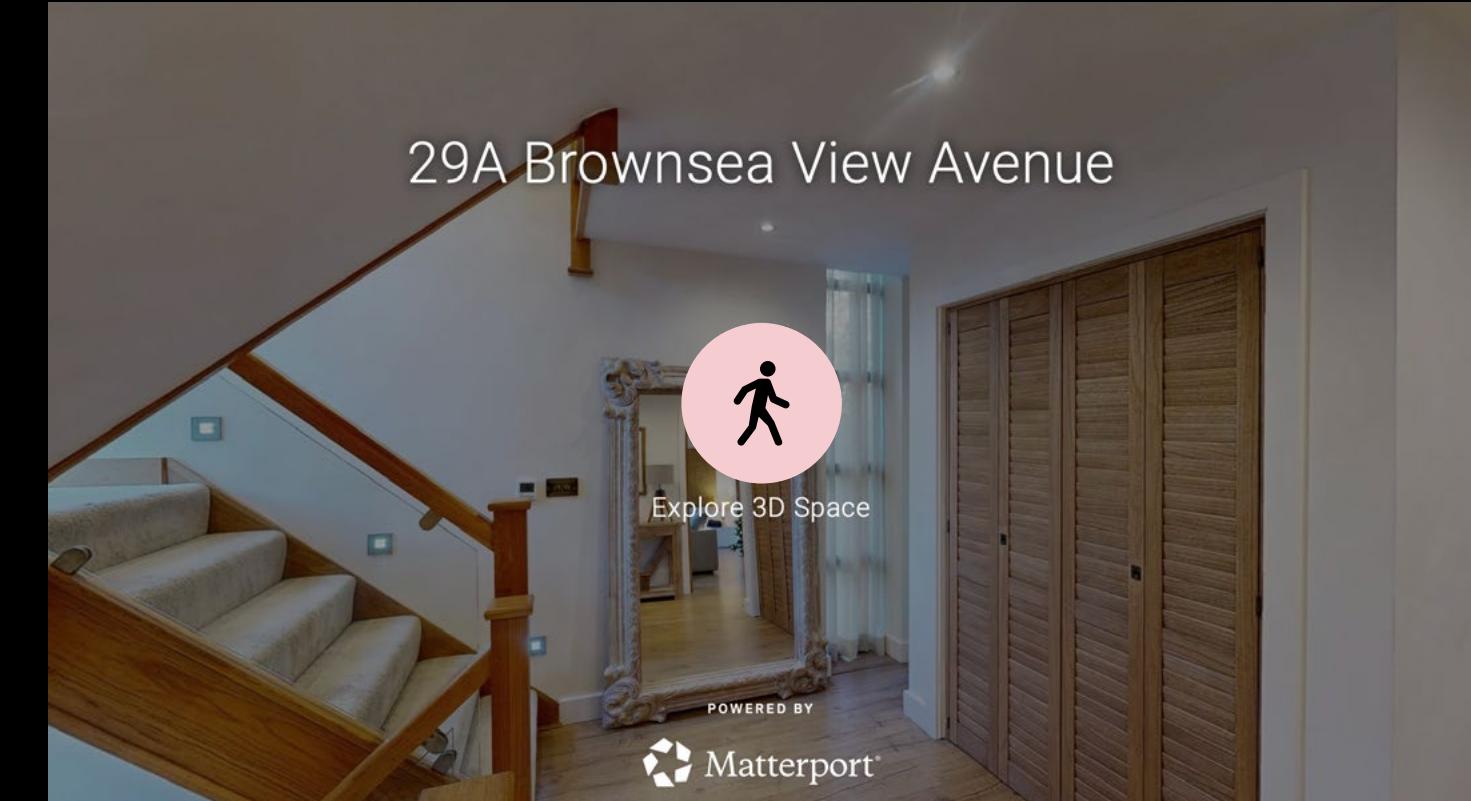
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

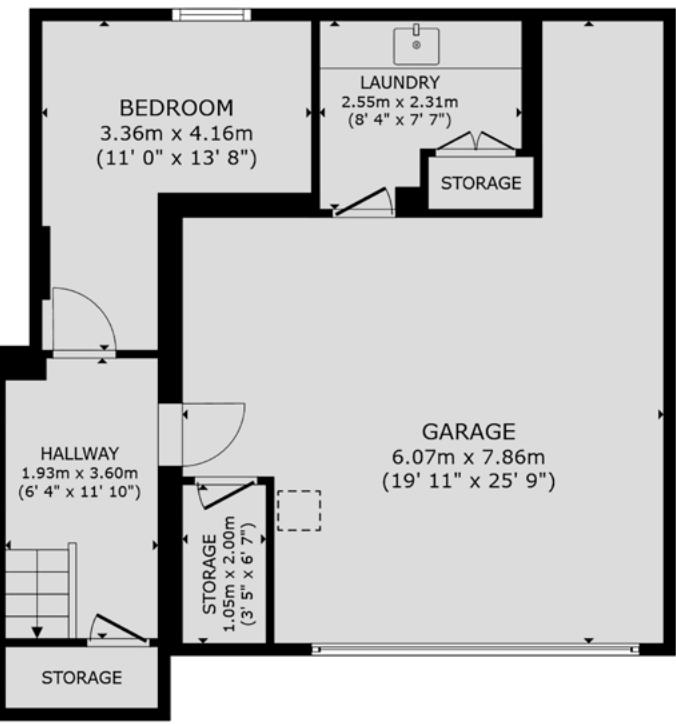
Lumiere, 29A Brownsea View Avenue  
Lilliput, Poole, BH14 8LG

## GROSS INTERNAL AREA

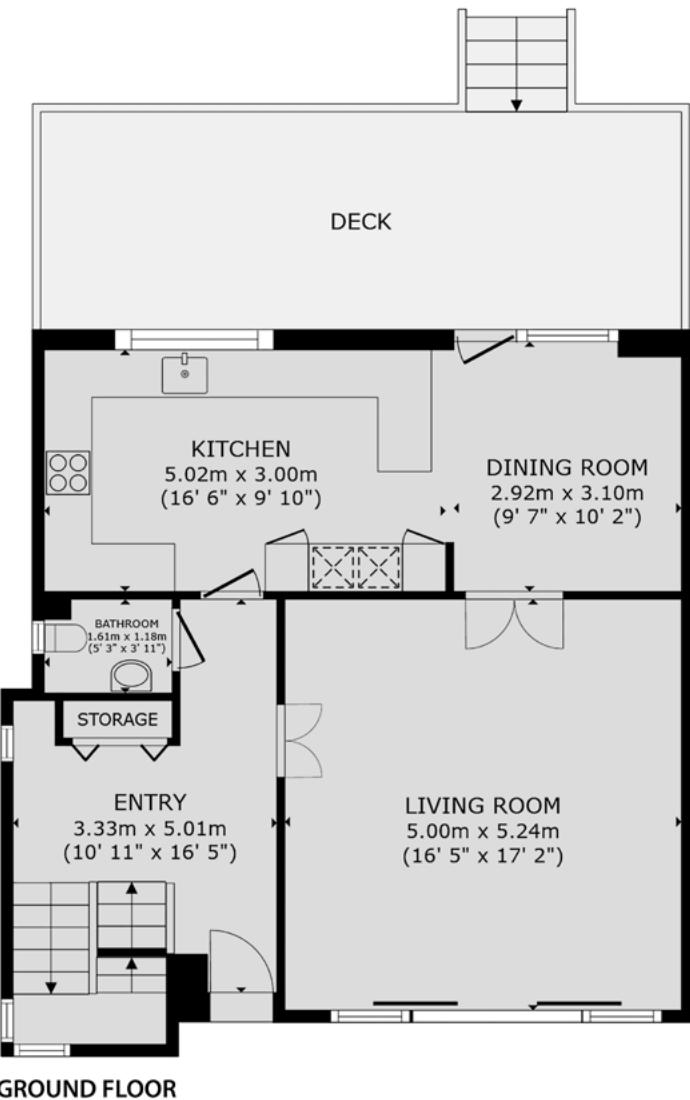
### House:

Lower Ground Floor:	332 sq. ft / 31 m <sup>2</sup>
Ground Floor:	746 sq. ft / 69 m <sup>2</sup>
First Floor:	743 sq. ft / 69 m <sup>2</sup>
Garage:	366 sq. ft / 34 m <sup>2</sup>
<b>Total:</b>	<b>2,187 sq. ft / 203 m<sup>2</sup></b>

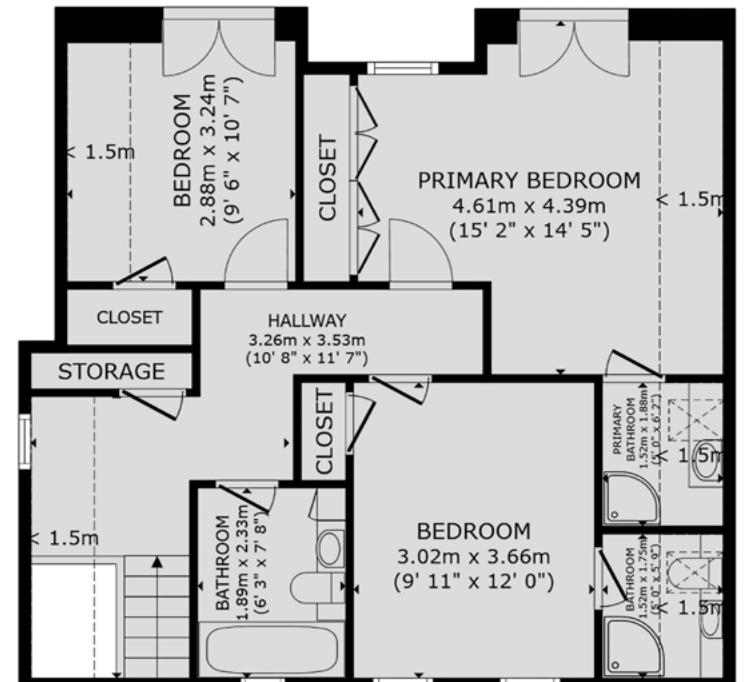
Sizes and dimensions are approximate, actual may vary.



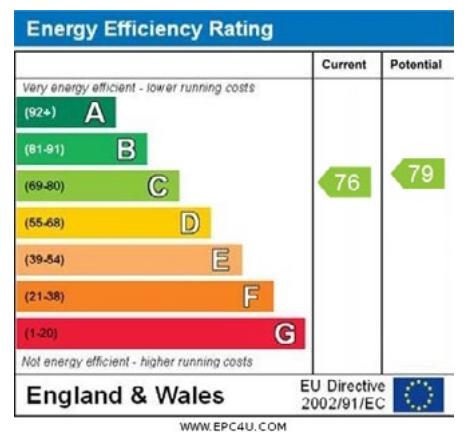
LOWER GROUND FLOOR



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



**Steve Isaacs**  
Director

07970 878106  
[steve@luxuryandprestige.com](mailto:steve@luxuryandprestige.com)



**David Chissell**  
Director

07795 835647  
[david@luxuryandprestige.com](mailto:david@luxuryandprestige.com)



**Harriet Towning**  
Head of Sales

07809 908718  
[harriet@luxuryandprestige.com](mailto:harriet@luxuryandprestige.com)



**Adrianna Ciereszko**  
Photographer

01202 007373  
[adrianna@luxuryandprestige.com](mailto:adrianna@luxuryandprestige.com)



**Ryan Horan**  
Land & New Homes

07512 196688  
[ryan@luxuryandprestige.com](mailto:ryan@luxuryandprestige.com)



**Thomas Pownier**  
Residential Sales

07437 491094  
[tom@luxuryandprestige.com](mailto:tom@luxuryandprestige.com)



**Valentina Morana**  
Residential Sales

07366 799790  
[valentina@luxuryandprestige.com](mailto:valentina@luxuryandprestige.com)



**Joanne Bound**  
Search Agent

01202 007373  
[jbound@luxuryandprestige.com](mailto:jbound@luxuryandprestige.com)

# Get in touch

In person:

28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

By phone:

01202 007373

By email:

[info@luxuryandprestige.com](mailto:info@luxuryandprestige.com)

Online:

[luxuryandprestige.com](http://luxuryandprestige.com)

Facebook:

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

Instagram:

[@luxuryprestigerealty](https://@luxuryprestigerealty)

Property ref:

1124

Published:

December 2025



APPROVED CODE  
TRADINGSTANDARDS.UK



## Important notice

Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Luxury+Prestige

[luxuryandprestige.com](http://luxuryandprestige.com)