



LUXURY &
PRESTIGE

Sunset, 38 Dorset Lake Avenue
Lilliput, Poole, Dorset, BH14 8JD

























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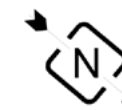
Approximate Area = 740.3 sq m / 7969 sq ft (Including Garage / Excluding Voids)

Outbuilding = 21.1 sq m / 227 sq ft

Total = 761.4 sq m / 8196 sq ft

Balcony Area = 42.8 sq m / 461 sq ft

Including Limited Use Area (25.6 sq m / 276 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 241016

WHAT YOU NEED TO KNOW

OUR THOUGHTS

Sunset occupies an amazing position in one of the most sought after waterfront locations in the area. Located just beyond the brow of Evening Hill, Dorset Lake Avenue is set back from the main road and the house sits on a deep and spacious plot which affords a surprising amount of privacy. Salterns Marina and Lilliput shopping parade are just around the corner and the beaches at Sandbanks are approximately one mile away. The waterfront on this small and exclusive strip of coastline faces approximately Southwest and it is particularly suited to anyone desiring access to the calm and serene waters of Poole Harbour. Sunset has the benefit of a private jetty (in need of repair) and a slipway, not to mention a boat store with a sun room attached. Also included with the sale is an amphibious Sealegs RiB which the owner is happy to demonstrate to the intending purchaser and this would be an ideal way to take to the water whether the tide is in or out. Of course it goes without saying the 180 degree views are simply superb and with a great garden leading down to the waterfront this is the perfect spot for families wishing to make the most of the areas renowned outdoor lifestyle whilst soaking up the sun. The house itself extends nearly 8,200 square feet and luxuries include an indoor swimming pool complex, a gymnasium, a games room, a bar and of course a private cinema. There are four bedrooms each with en suite facilities and the master has especially impressive his and hers dressing areas. The interior has been subject to various upgrades but would benefit from cosmetic updates and minor remodelling. There is an integral triple garage with generous guest parking outside, all far away from prying eyes and tucked away behind remote control gates at the end of a long drive. This could be a fabulous lifestyle home with one of the most amazing views anywhere on the South Coast.

FEATURES & SPECIFICATION

- Amazing waterfront location
- Beautiful Southwest facing gardens
- Incredible harbour views
- Boat store and slipway
- Extends to 8,196 square feet
- Indoor pool complex and bar
- Private cinema and games room
- Four bedrooms, all en suite
- Triple garage

THE IMPORTANT FACTS

Guide Price: £6,950,000

Tenure: Freehold

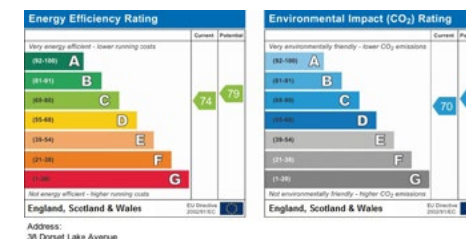
Stamp Duty: Main Home £747,750*
Additional Home £956,250*
(* based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2019/2020 £3,493.96)

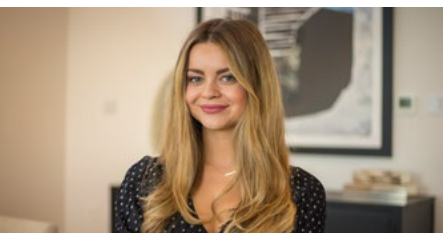
Energy Performance Certificate:



ANY QUESTIONS?



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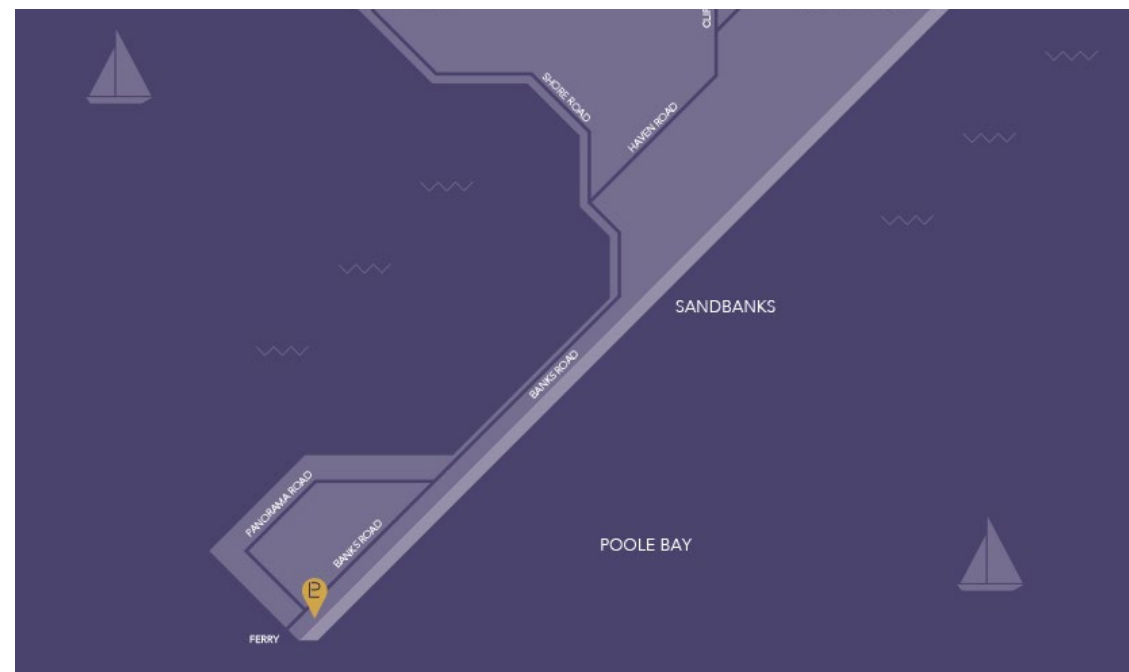
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

BY PHONE:

01202 007373

BY EMAIL:

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A short film introduction to this property can be found at: www.vimeo.com/358276457

Property Reference: 0350

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.