

*'Quiet Waters'*  
3 Gardens Crescent

Lilliput, Poole  
Dorset BH14 8JE



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*Price Guide OIEO £2,850,000*

Introducing a waterside property with unrivaled harbour views and its own private beach. Nestled in an idyllic and peaceful cul de sac location, awaits 3 Gardens Crescent. Currently a detached family home, this property has the advantage of granted planning permission.

### SUMMARY OF ACCOMMODATION

Detached house with direct water access

Large rear garden leading to water's edge

Slipway & access to beach and sea

4 bedrooms

Double garage

Planning permission granted for 5,000 sq ft house

Vacant possession offered





The current dwelling extends to 2431 sq ft and is arranged over three floors.

This residence offers captivating sea views from every floor and the accommodation comprises an entrance hall, guest cloakroom, kitchen/breakfast room, living/dining area with large patio doors opening to the south facing rear garden, giving access to the glorious water vista that lies beyond.

The ground floor boasts additional features, including a generous storage area, a practical utility room, handy storage lean-to and a spacious double garage complemented by a driveway.

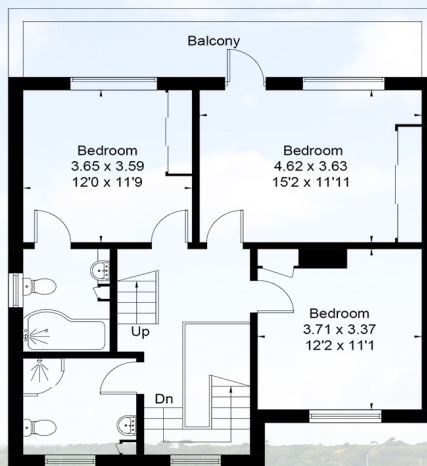
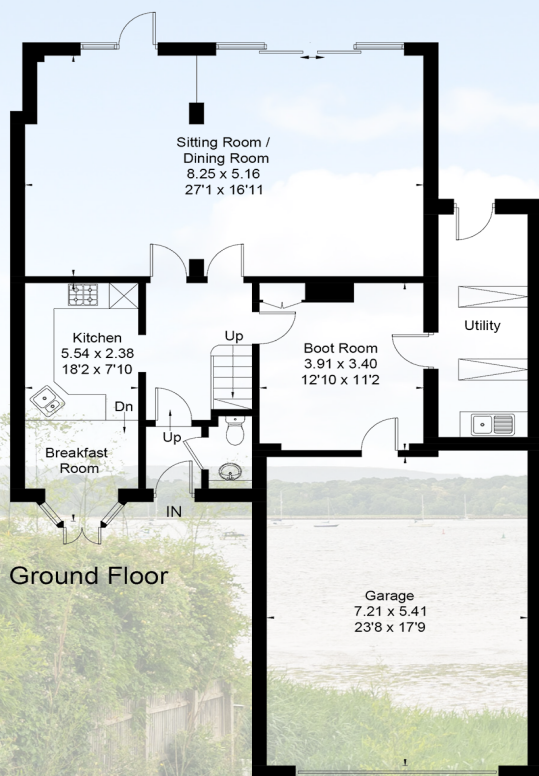


Embracing outdoor living, the substantial rear garden extends approximately 100 ft providing an expansive space for recreation and water sports. From here, there is direct access to the beach and the water's edge along with a slipway.

Although planning permission has been granted for a truly stunning contemporary detached dwelling (APP/22/01717/F), an incoming purchaser may wish to simply remodel and upscale the current built form.

Discover the potential of 3 Gardens Crescent, a detached house with sea views - contact us now.

Approximate Area = 225.9 sq m / 2431 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 321510

## Lloyds Property Group

PROPERTY NAME

3 Gardens Crescent

LOCATION

Lilliput BH14 8JE

APPROXIMATE MEASUREMENTS

Approx Area = 225.9 sq m / 2431 sq ft

Inc Limited Use Area (1.1 sq m / 12 sq ft)

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3506 - GH

*Illustration for identification purposes only, measurements are approximate, not to scale*