

# Sunbeams

30A Salterns Way  
Lilliput, Poole, Dorset  
BH14 8JR



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*Price Guide £1,295,000*

Adjacent to Salterns Marina, close to the world famous Sandbanks Peninsula and located in the heart of Lilliput right on the edge of the Blue Lagoon with kite surfing, paddle boarding and other water sporting facilities right on the doorstep, Sunbeams with a fabulous Mediterranean feel is situated on one of the UK's most desirable stretch of coastline.

Forming part of a small, select gated development of just four luxurious apartments called Innisfree, Sunbeams is situated on the ground floor with the benefit of a large private sun terrace which overlooks the rolling lawn and in turn, the Blue Lagoon and over Poole Harbour.

Our vendors' acquired the property from new and it is clearly evident they have loved and maintained it very well during their ownership.

## *SUMMARY OF ACCOMMODATION*

- Panoramic & breathtaking views over Poole Harbour
- Direct water access onto the sheltered waters of the Blue Lagoon
- Fabulous 3 bedroom apartment
- Dressing area & en-suite bathroom to principal bedroom
- Family shower room • Large private sun terrace
- 35'4 x 24'5 sq ft open plan kitchen/living/dining room
- Underfloor heating throughout
- Covered secure allocated driveway for two vehicles
- Large & lockable external storage box ideal to hold water sports equipment





With luxurious living accommodation extending to 1653 sq ft this wonderful property would make a fantastic main or lock up and leave pied a terre on the coast.

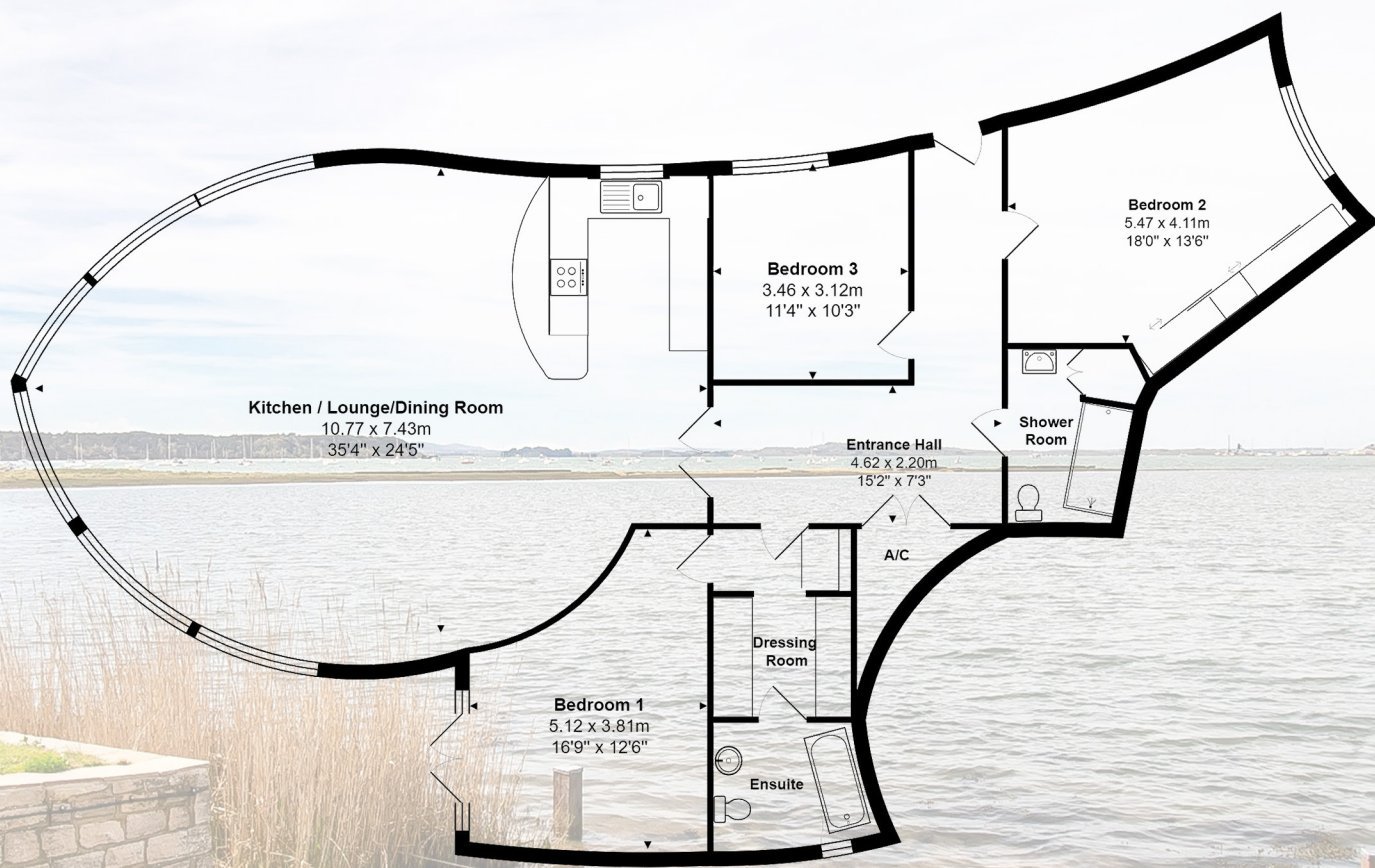
With it's own private entrance, a welcoming entrance hall greets you and in turn leads to the three bedrooms, family bathroom and the most incredible open plan and zoned kitchen living dining room opening to the communal lawn leading directly to the waters edge.

The stylish kitchen is fitted with high end Miele appliances and a plethora of base and eye level units nicely finished off with Corian work tops and breakfast bar.

The principal bedroom comes with a dressing area with an excellent range of fitted wardrobes, a luxurious en-suite bathroom and patio door leading to the sun terrace. There are two further double bedrooms and a contemporary family shower room.

Lilliput shopping parade is just around the corner and only a short level walk away from the award winning Mark Bennetts artisan bakery and coffee shop as well as hair/beauty salons and several mini supermarkets/ convenience stores.

Tenure: Share of Freehold with a 999 year lease from 2006  
 Maintenance: £3,000 per annum to include buildings insurance, window cleaning, gardening, outside lighting and gate maintenance  
 Council tax band: G



Total Area: 153.5 m<sup>2</sup> ... 1653 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

Sunbeams  
30A Salterns Way

LOCATION

Poole BH14 8JR

APPROXIMATE MEASUREMENTS

Approx Floor Area = 153.5 sq m / 1653 sq ft

COUNCIL TAX

BAND G BCP(POOLE)

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

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

Ref: 3537 - JA

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