

**3 St Brelades**  
24 Blake Hill Avenue  
Poole, Dorset  
BH14 8QA





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*Offers in excess of £875,000*

Stunning Detached Family Home with Spectacular Views over Parkstone Golf Course

Located within a prestigious development in one of the area's most highly sought-after locations, this exceptional detached property offers tranquillity and modern living, enjoying outstanding panoramic views of Parkstone Golf Course and the natural beauty of the surrounding area.

## *Summary of Accommodation*

Offered chain free

Stunning elevated views over Parkstone Golf Course

Three double bedrooms

Well presented and newly decorated inside and out

New carpets throughout

Large modern glass balcony

South west facing private garden

Double garage with off-street parking







Accessed via a shared private drive off Blake Hill Avenue, this home offers both privacy and convenience, within the heart of Lilliput Village with it's local amenities and Salterns Marina on your doorstep. With three spacious double bedrooms and three bathrooms, this home is ideal for family living. An open plan dual aspect reception/diner offers amazing views and a large fully fitted kitchen provides side access to both the front and the rear of the home.

The large balcony provides the perfect space to enjoy the breath-taking views, while the south-west facing private garden which is part paved/part lawned ensures you can make the most of sunny afternoons and evenings.

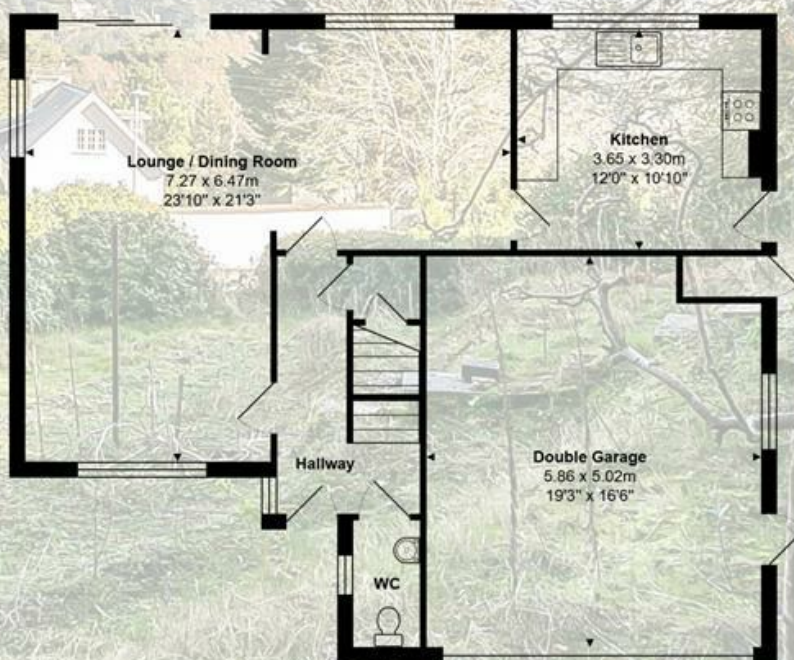
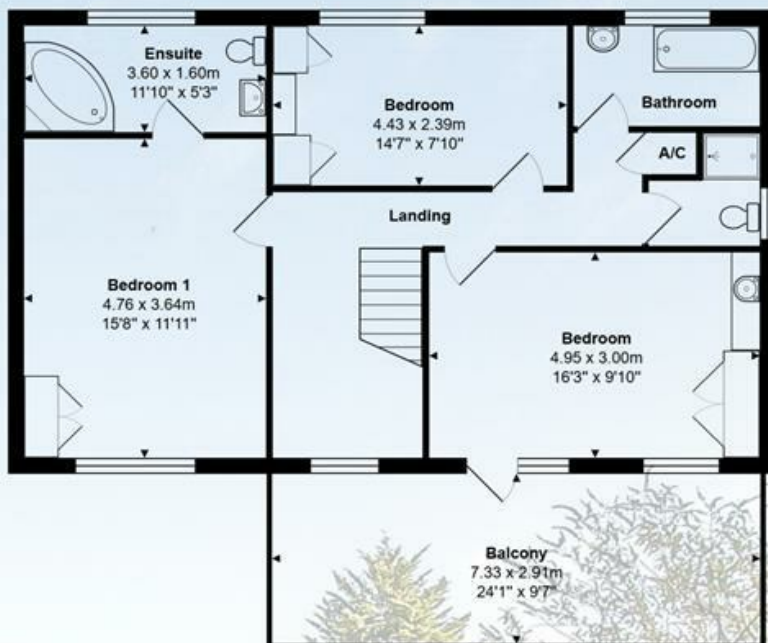
Additional highlights include an integral double garage providing ample parking and storage solutions, uPVC double glazing throughout, newly installed boiler and a separate enclosed front garden extending down to the main road, currently cultivated as a generous private vegetable garden but with the potential for landscaping.

Blue Flag beaches at Sandbanks and Canford Cliffs, award winning tearooms and gardens at Compton Acres, the National Heritage Coastline at Studland and walking and cycling trails of the Purbeck Hills, are all within easy reach.

Ideally located for those needing travel, connections to London, Southampton or Weymouth, London Waterloo can be reached in under two hours by train or a 90 minute commute via the M27 motorway and Bournemouth International Airport offers flights to a variety of destinations.

This one-of-a-kind home provides a rare opportunity for those looking to live in a peaceful yet well-connected location, with stunning views, blending nature and comfort with modern living.





Total Area: 160.0 m<sup>2</sup> ... 1722 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

3 St Brelades

LOCATION

BH14 8QA

TOTAL FLOOR AREA

1722.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

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

Ref: 3586

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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