

32 Anthonys Avenue

Lilliput
Poole, Dorset
BH14 8JH



32 Anthonys Avenue

Lilliput
Poole, Dorset
BH14 8JH

Guide price £825,000

Situated in one of Lilliput's premier roads, this charming 3 bedroom detached house offers immense potential for those looking to create their dream home. Situated in an enviable location just moments from the stunning Blue Flag beaches of Sandbanks, local shops at Lilliput Village, Salterns Marina and renowned schools including Lilliput First School, this property represents a very exciting opportunity.

Summary of Accommodation

3 bedrooms • 2 reception rooms

Spacious plot with large frontage

Beautiful rear garden with mature shrubs and a patio area for entertaining

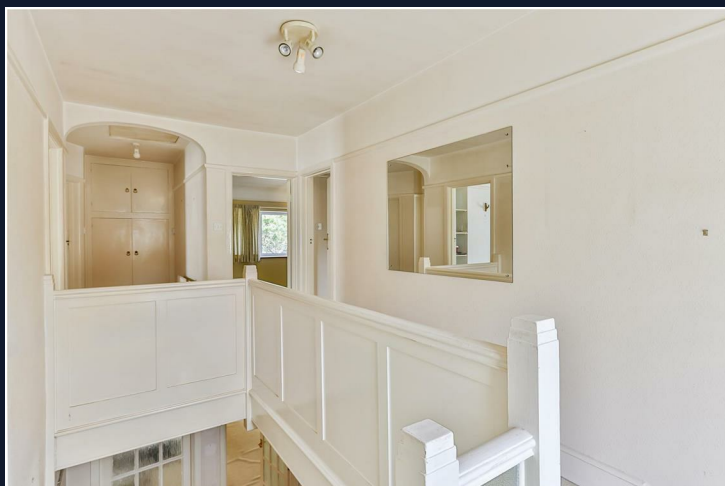
Prime location in the highly sought after area

A fantastic opportunity to modernise or redevelop (STPP)

Excellent school catchment area

No forward chain

Probate sale - no onward chain





The property itself is a delightful home offering well-laid out living spaces that can be adapted to suit modern family life. The two reception rooms downstairs provide a great deal of versatility, with the smaller room at the front of the house ideal for use as a snug, dining room or home office.

The larger, light-filled main reception room offers views of the garden, with glazed doors that open directly onto a patio area, perfect for al fresco dining or evening relaxation. A separate kitchen with a handy larder and side door to the garden completes the ground floor accommodation, alongside a convenient downstairs wc.

Upstairs, the property continues to impress with three generous double bedrooms, each with fitted storage. The family bathroom features a traditional bath and washbasin along with a separate toilet, ensuring plenty of space for a growing family.

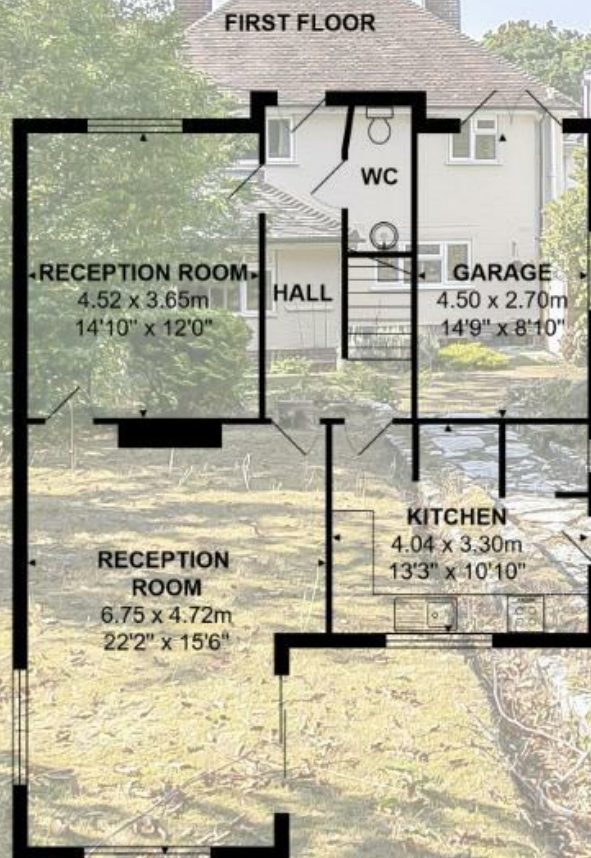
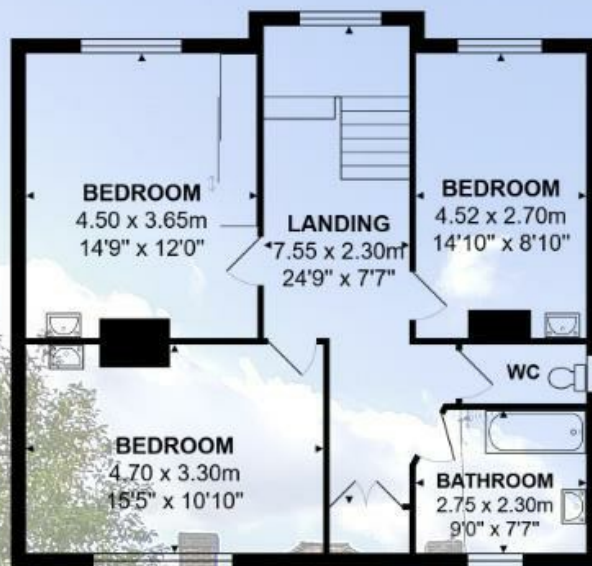
The garage is a valuable asset, offering natural light via a large side window and the potential for conversion into a home office, gym or additional living space (subject to necessary permissions).

Externally, the large plot offers privacy and tranquillity, with a beautifully planted rear garden and plenty of space for vehicles at the front. With room for a boat or camper van - a rare and sought after feature in this location.

Perfectly positioned for commuters, the property benefits from direct train links to London Waterloo, easy access to major roads such as the A31 and A338, and is within a short distance of Bournemouth and Southampton airports.

This home offers the chance to create something truly special in a stunning location - a rare opportunity not to be missed - whether you're looking for a refurbishment project or a potential redevelopment (subject to planning), this pretty house is set on a substantial plot, allowing for plenty of room to grow and personalise.





Total Area: 155.1 m² ... 1670 ft²

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

32 Anthonys Avenue

LOCATION

BH14 8JH

TOTAL FLOOR AREA

1670.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3658

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