



44 Brownsea View Avenue
, Poole, BH14 8LQ

Asking price £1,250,000



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Set in one of the areas most prestigious and popular locations - The St Quintin Property Group are delighted to offer for sale one of two new luxury homes designed by award winning architects Anders Robert Cheer and located within the heart of a quiet tree lined road.

The property is conveniently positioned in the sought after area of Lilliput and within walking distance of the popular Lilliput First School. Poole is within commuter distance of the Ringwood Road which in turn leads to the A31 and its easy access into Southampton and London. Bournemouth and Poole is just a short drive away with their bustling town centres, night life and an international airport. The Ferry takes you to the famous Jurassic Coast with miles of coastal walking paths and some of the most scenic views in the country. The property is situated within minutes of the award winning Sandbanks beaches, widely regarded as one of the Country's hotspots.

This incredible positioning would make this Home ideal either for those beach/water sports lovers seeking a home close to the beach or even those wanting a second home in one of the South's most desirable locations with nearby facilities such as local bars, restaurants and sailing clubs Just a short walk away.

These contemporary properties are luxuriously appointed throughout and boast accommodation which includes four double bedrooms, two en-suite bathrooms, separate utility room and a spacious open plan living area. The Master Suite is accompanied by an en-suite with freestanding bath and a glass enclosed double width shower. The living accommodation is finished to an exceptional specification with a bespoke fully fitted kitchen benefiting from integrated appliances. Externally the gardens will be landscaped to a high standard.

The property benefits from a garage and off road parking, call today to discuss purchase from plan options, contact the StQ Property Group.



SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE 1:200



FRONT NORTH WEST ELEVATION
SCALE 1:100



REAR SOUTH EAST ELEVATION
SCALE 1:100



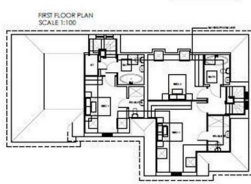
BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S. LICENSE NO. - 100007080
SCALE 1:500



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S. LICENSE NO. - 100007080
SCALE 1:1250



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



Floor Plan

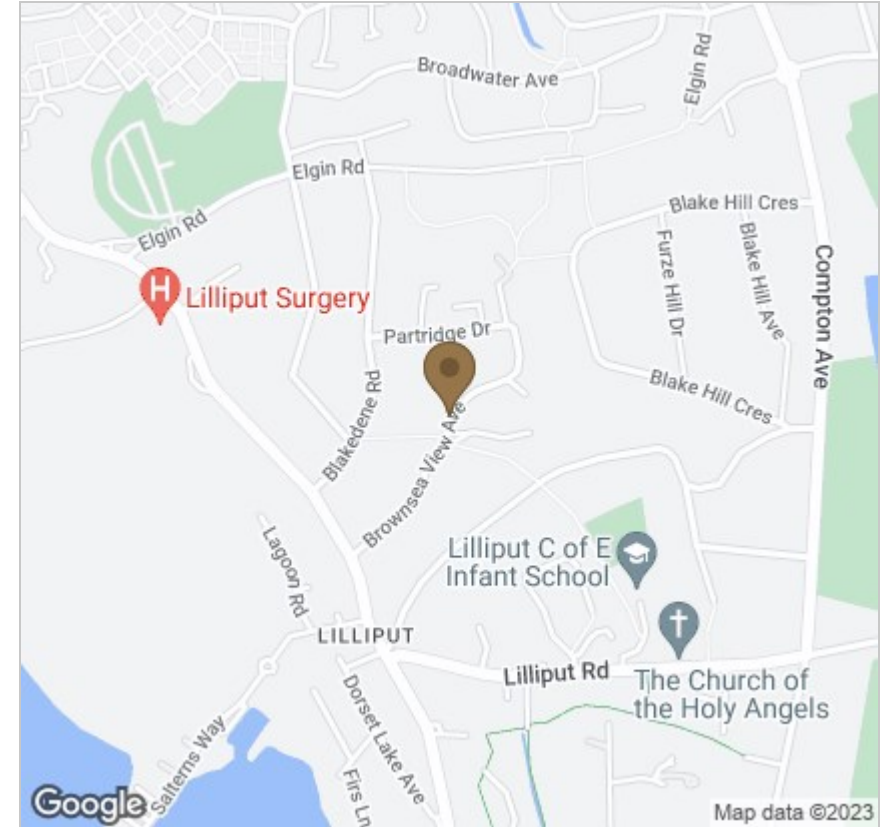


Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

