



2, Point South

71 Anthonys Avenue, Poole, BH14 8JJ



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This contemporary and striking detached house with four bedrooms is situated in the heart of Lilliput. The property is presented in impeccable condition and boasts fantastic accommodation throughout, including a kitchen, dining and family room, a cinema room, and an ensuite in the master bedroom. The property also features an extensive garage measuring 30ft x 16ft and a utility room. Planning permission has been granted to enhance the house further, both at the front and the rear.



: £1,395,000, Tenure: Freehold



Location

The property is located in the heart of Lilliput and within a short walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, off-licence, restaurants & cafes including an award winning patisserie and delicious Thai restaurant.

Close by is the renowned Salterns Marina offering superb boating facilities, the prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks. At the end of Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

Nestled within a popular residential area, Point South is a breathtakingly modern development consisting of three houses. No.2 is a spacious house, perfect for families or individuals seeking substantial accommodation. With its proximity to the local golf course, marinas, beaches, and desirable village locations, this property is an ideal home for both permanent residence and as a 'lock up and leave' second residence that is easy to maintain. Enjoying a rich and diverse array of amenities, this property is situated in a prime location.

This property has undergone subtle modernisation and improvement by its current owners to bring it up to contemporary standards. The bespoke high-spec open-plan kitchen, dining, and family room is a standout feature, complete with a built-in Sonos sound system and an expansive sun terrace. The luxurious bathrooms are adorned with Porcelanosa tiling. The property spans an impressive 2,700 sq ft of internal space and boasts a large southerly facing sun terrace, perfect for entertaining and al-fresco dining.







On the ground floor, the entrance hallway leads to an oversized double garage with a charging point and utility space at the rear, a well-equipped cinema room with surround sound and high-quality projector, and a contemporary shower room.

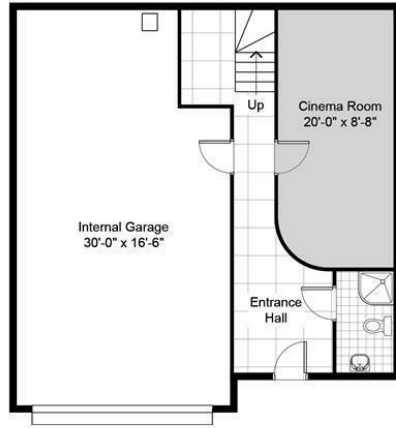
The first floor boasts a vast open-plan kitchen, dining, and living room that opens onto a secluded front terrace and is equipped with a Sonos sound system with ceiling speakers throughout. The kitchen is thoughtfully designed with high-end appliances and ample eye and base level units. Double doors lead from the kitchen to the beautifully landscaped and level rear garden.

The living area is generously sized and features a gas cylindrical fire as a focal point. There is also a separate home office that leads onto the outside space, while a guest WC completes the accommodation on this floor.

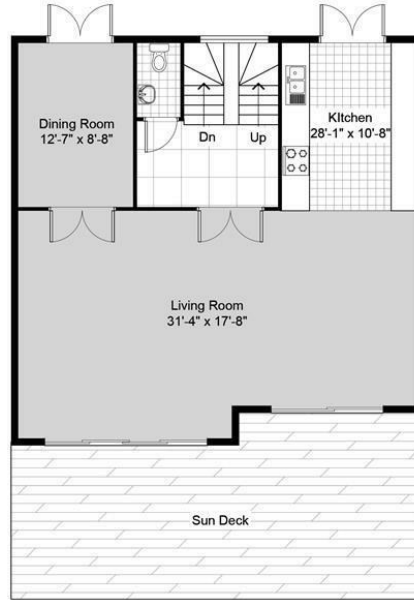
The top floor comprises a luxurious master bedroom with an en-suite and a full range of fitted wardrobes. Bedroom 2 also has fitted wardrobes and an en-suite shower room, while Bedrooms 3 and 4 are both well-sized double bedrooms with pleasant outlooks onto the rear garden. Additionally, there is a superbly spacious family bathroom on this floor.

Please note this property has planning permission to build a single story rear extension which can be found on the BCP website- [APP/20/01350/F](#) | Alterations and additions including rear extension. | 2 Point South, 71 Anthonys Avenue, Poole, BH14 8JJ





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Point South, Anthony's Avenue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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