



88 Blake Hill Crescent, Poole BH14 8QS
£1,199,500 Freehold





Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The 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 and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

This spacious and beautifully finished home, which spans just over 2500 SQFT, has been under current ownership since its construction 15 years ago. Featuring a split level design, the house boasts an impressive open plan kitchen equipped with modern units and a variety of integrated appliances. The living area is intelligently divided by a return from the main space, highlighting a striking gas fire and leading out to a south-facing garden through double doors.

Descending a few steps from the main living area leads to a second sitting room or media room, along with a separate utility room. On the first floor, there are two rooms, with one originally intended as a bedroom but currently used as a spacious dressing room next to bedroom 4, now serving as an office. These rooms share an impressive family bathroom. The generously sized bedrooms on the following floor each have en-suite facilities and charming views from their Juliet balconies.

The top level features a luxurious bedroom, presently utilized as the primary bedroom due to its private balcony and scenic views. Outdoors, there is ample space for outdoor dining or relaxing in the sun thanks to the south-facing orientation. Blake Lodge is secured by electric gates, offering plenty of off-road parking and an integral garage accessible from the inside. Additional features include eaves storage, a welcoming entrance hall, and a cloakroom.



References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

or Surveyor.

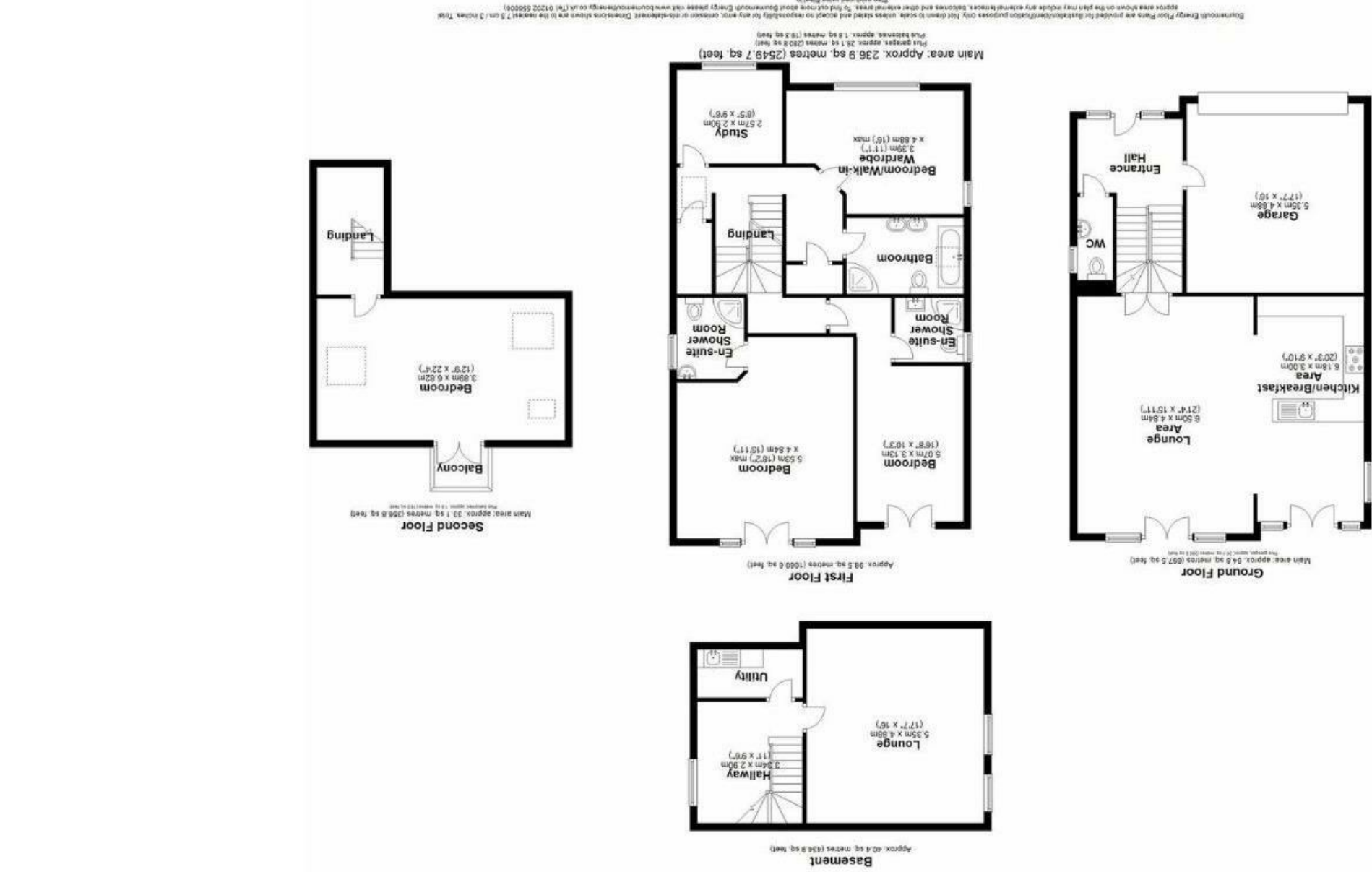
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor.

clarification or information.

- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further
- They do not constitute an offer of contract for sale.
- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G
Minimum energy efficiency - higher running costs	H
Very poor energy efficiency - higher running costs	I
Extremely poor energy efficiency - higher running costs	J
Minimum energy efficiency - higher running costs	K
Very poor energy efficiency - higher running costs	L
Extremely poor energy efficiency - higher running costs	M
Minimum energy efficiency - higher running costs	N
Very poor energy efficiency - higher running costs	O
Extremely poor energy efficiency - higher running costs	P
Minimum energy efficiency - higher running costs	Q
Very poor energy efficiency - higher running costs	R
Extremely poor energy efficiency - higher running costs	S
Minimum energy efficiency - higher running costs	T
Very poor energy efficiency - higher running costs	U
Extremely poor energy efficiency - higher running costs	V
Minimum energy efficiency - higher running costs	W
Very poor energy efficiency - higher running costs	X
Extremely poor energy efficiency - higher running costs	Y
Minimum energy efficiency - higher running costs	Z



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Environment Impact (CO₂) Rating

Environment Impact (CO ₂) Rating	
Very low CO ₂ emissions	A
Low CO ₂ emissions	B
Medium CO ₂ emissions	C
High CO ₂ emissions	D
Very high CO ₂ emissions	E
Extremely high CO ₂ emissions	F
Minimum CO ₂ emissions	G
Very low CO ₂ emissions	H
Low CO ₂ emissions	I
Medium CO ₂ emissions	J
High CO ₂ emissions	K
Very high CO ₂ emissions	L
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Minimum CO ₂ emissions	N
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High CO ₂ emissions	Y
Very high CO ₂ emissions	Z