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Anthony's Avenue, Lilliput, Poole, BH14 8JH
Offers over £1,000,000

60 Anthonys Avenue, Lilliput,

Poole

A rare chance to either **create a brand-new luxury home** – with approved plans for a contemporary multi-level residence of approx. **395 sqm / 4,252 sq ft (GIA)**, or **refurbish the existing three-bedroom house**, bringing it up to modern standards while retaining its footprint and character.

- Planning approved for a contemporary residence (APP/24/00579/F)
- Five bedrooms, including a stunning top-floor master suite with en-suite and walk-in wardrobe
- Expansive open-plan kitchen/living/dining area
- Lower ground floor with cinema room, gym
- Approx. 395 sqm / 4,252 sq ft (GIA) over four floors
- Spacious utility area
- Full modernisation required
- Private rear garden
- Off-street parking and garage
- Existing property - Three bedrooms 1224 sq ft
- Council Tax for existing property band F: £3257.14
- Freehold



This freehold plot comes with approved planning (APP/24/00579/F) for a striking, architect-designed home arranged over four floors.

The proposed plans feature five spacious bedrooms including a luxurious top-floor master suite, an expansive open-plan kitchen/living/dining area with a lightwell and direct access to the garden, a private cinema room, gym, integrated garage, and ample utility space—all designed to maximise natural light and modern family living.

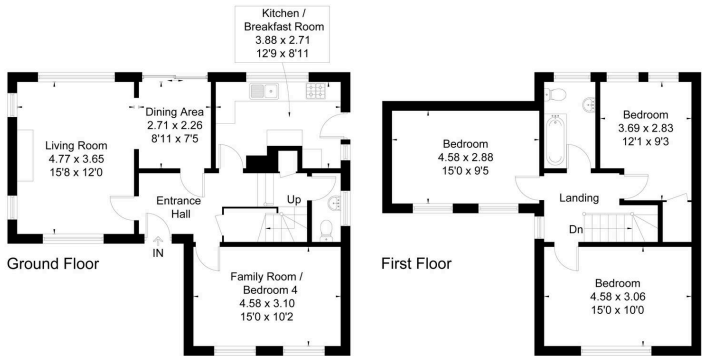
Alternatively, the existing three-bedroom house, measuring approx. 1,224 sq ft, offers a full refurbishment opportunity with well-proportioned rooms, separate kitchen and lounge areas, a private garden, garage, and off-street parking.

Location:

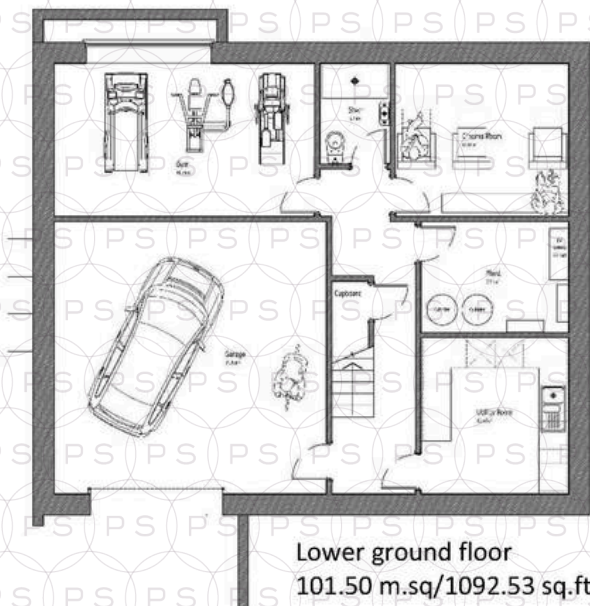
Located just 1.5 miles from the award-winning Sandbanks Beach and under 2 miles from Parkstone Station, with direct services to London Waterloo in approximately two hours, this property is also close to Salterns Marina, boutique village shops, cafés, and highly rated local schools. Whether you're a developer, self-builder, or a buyer looking for a project in a prime location, this rare opportunity combines location, falls within catchment for **top local schools**, including Lilliput CE Infant, and long-term potential in one of the South Coast's most desirable postcodes.



Approximate Floor Area = 113.7 sq m / 1224.0 sq ft



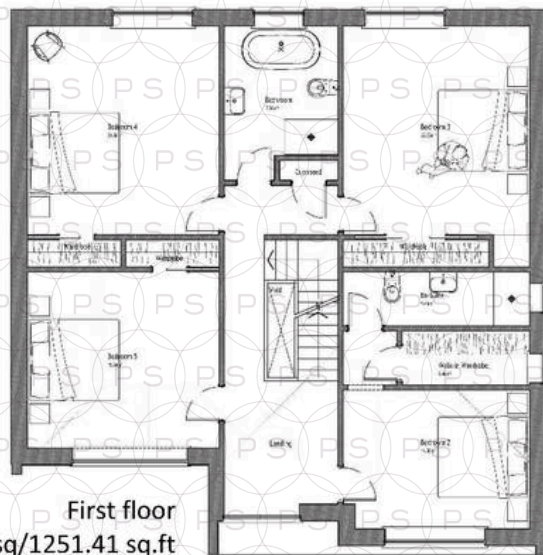
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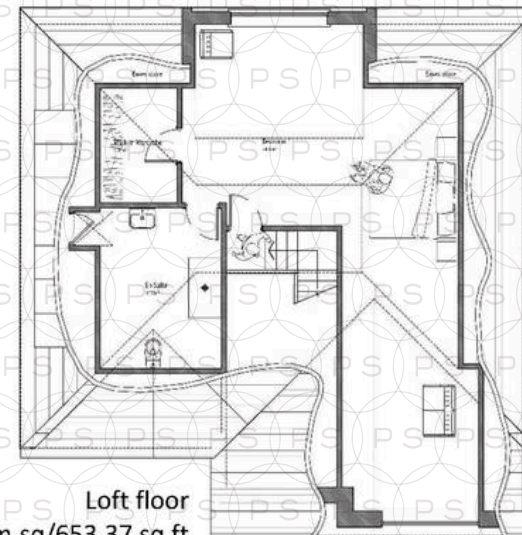
Upper ground floor
116.26 m.sq/1251.41 sq.ft



First floor
116.26 m.sq/1251.41 sq.ft



Loft floor
60.70 m.sq/653.37 sq.ft



Total floor area: 394.72 m.sq./4248.73 sq.ft



Philippa Sole Ltd

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