

Luxury+Prestige

40 ELGIN ROAD

LILLIPUT, POOLE, BH14 8QX



























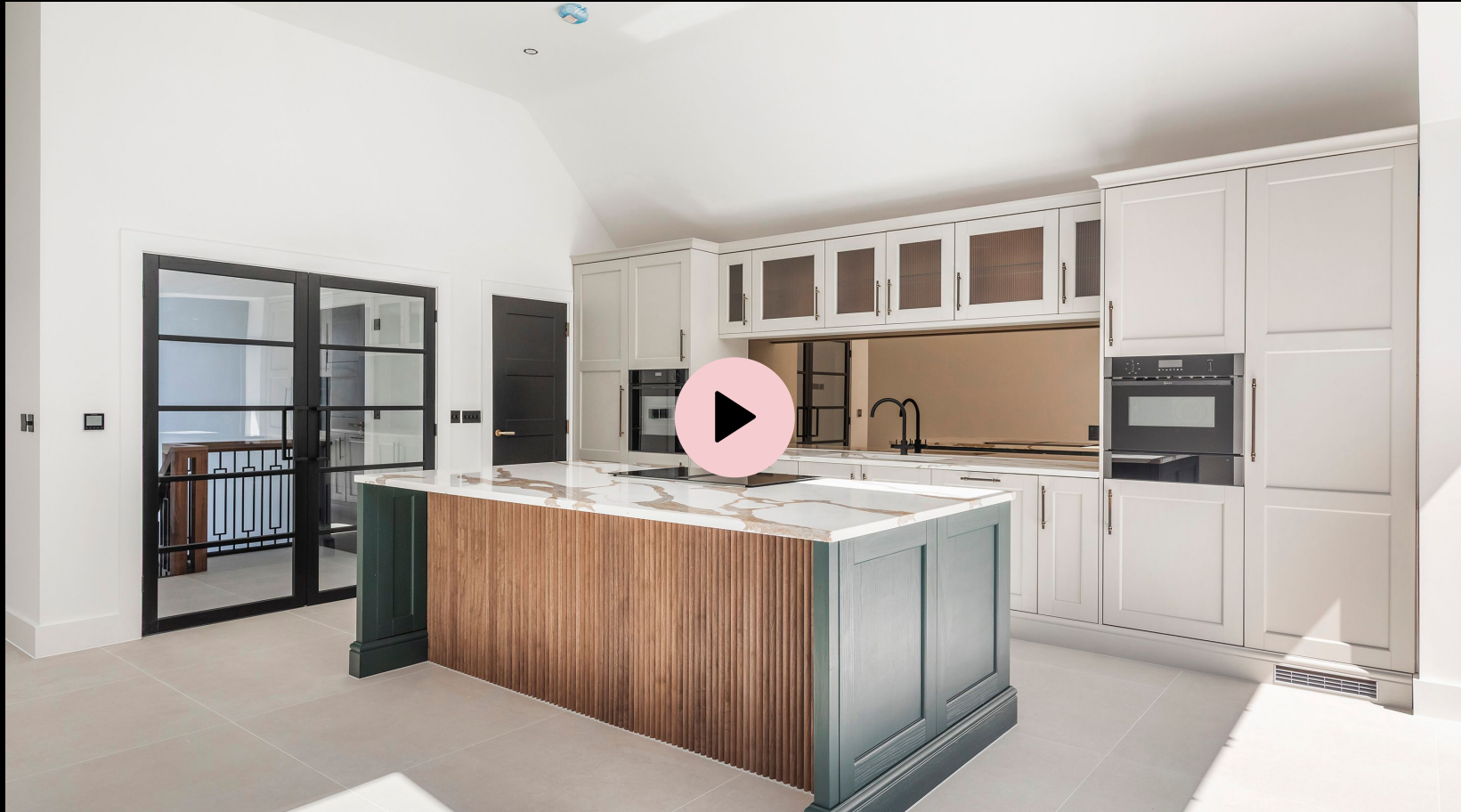




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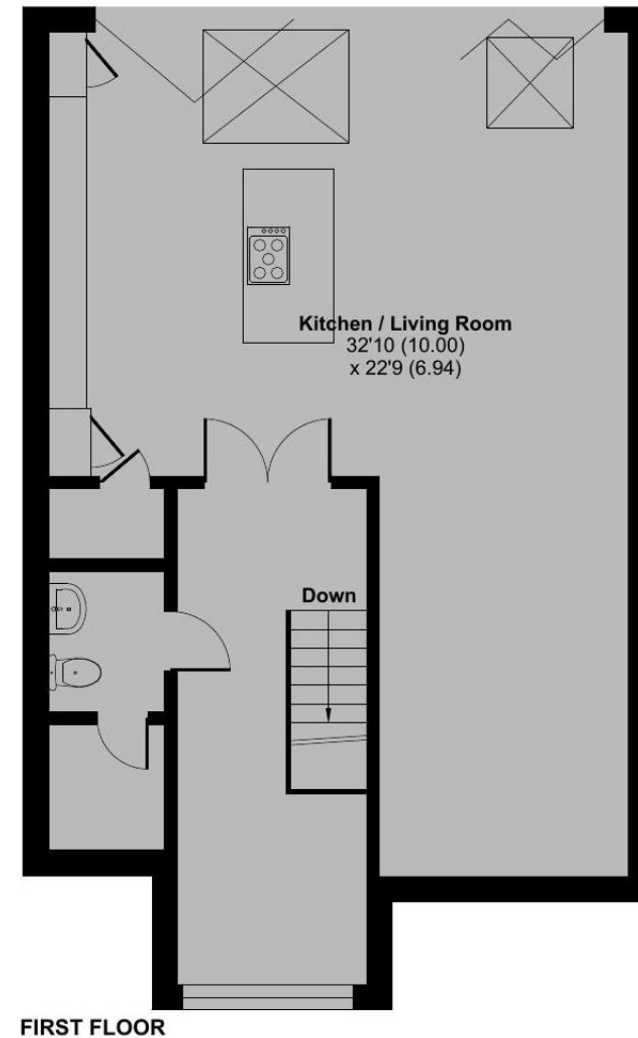
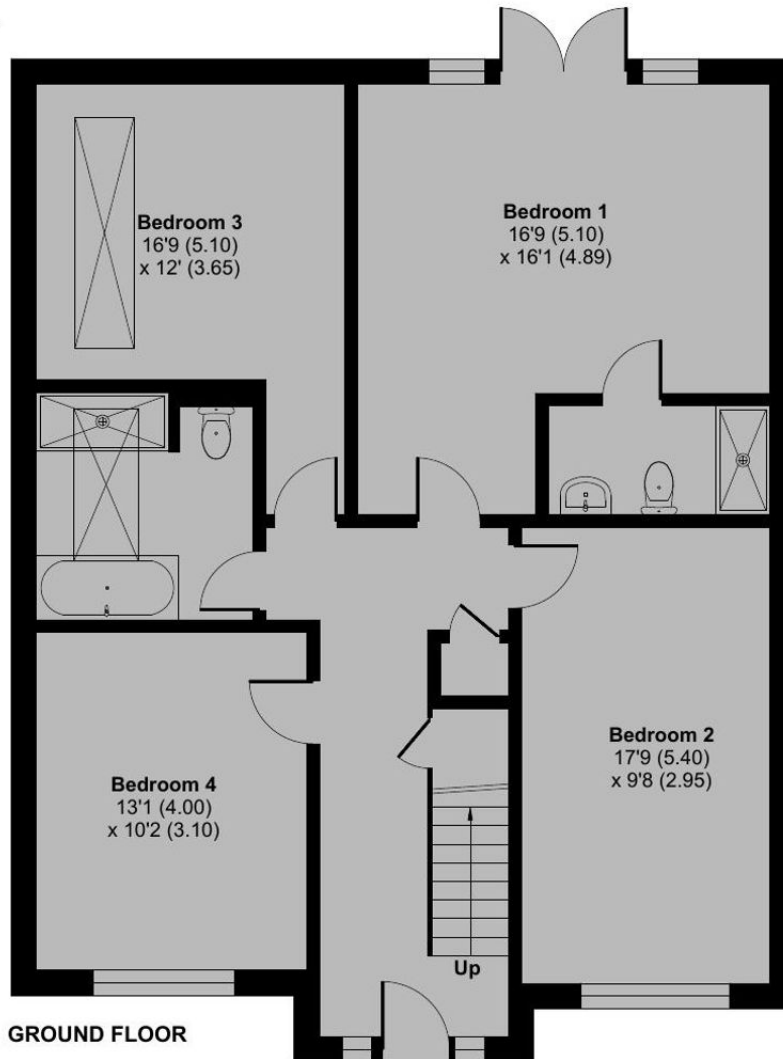
Floorplans



40 Elgin Road, Poole, BH14 8QX

Approximate Area = 1771 sq ft / 164.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Luxury & Prestige Realty Limited. REF: 1514627

Summary

This is one of two newly completed houses in a highly desirable road in Lilliput, approaching 1,750 square feet, and it features harbour views from the upper level of the stylish two-tier garden.

The thoughtfully designed accommodation is arranged over just two floors. The ground floor provides four double bedrooms and two bathrooms, while the upper floor is a superb light-filled living space, with vaulted ceilings and a very stylish open-plan lifestyle room. The hand-painted kitchen features a central island/breakfast bar with elegant stone worktops, while bi-fold doors open directly onto the private sun terrace, creating a seamless connection between the indoor and outdoor spaces and showcasing beautiful harbour views.

The interior has been finished to an exceptionally high standard, with contemporary appointments throughout and a strong emphasis on quality and style. Set well back from the road, the property is approached via a long private driveway, providing a sense of privacy and seclusion.

Details

Guide Price:	£1,095,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A		
Local Authority:	BCP Council		
Council Tax:	Band TBC		
	2026/2027	TBC	
Services:	Mains electricity, gas, water and drainage		

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key Features

- + Newly completed home
- + Highly desirable location
- + Approximately 1,750 sq ft
- + Four double bedrooms
- + Two stylish bathrooms
- + Vaulted open-plan living space
- + Bespoke hand-painted kitchen
- + Island/breakfast bar with stone tops
- + Private sun terrace with harbour views
- + Long private driveway and high-quality finish

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