

PS



Flat 1, 101 Lilliput Road, Lilliput, Poole, BH14 8FH

£550,000

PS



101 Lilliput Road

Situated in one of Poole's most sought-after addresses, this spacious two-bedroom, two-bathroom garden apartment offers contemporary living just a short walk from Canford Cliffs village. Extending to around 900 sq.Ft, the apartment is set within a well-maintained development and benefits from a private terrace with direct access to the landscaped communal gardens.

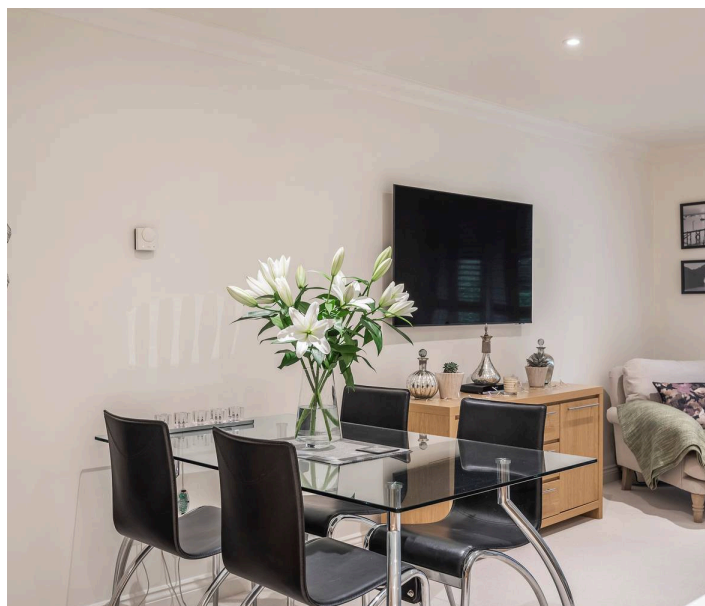
- Stunning two bedroom ground floor apartment
- Exclusive development of only 10 apartments
- Private terrace from both the Living room and the principal bedroom
- Newly fitted kitchen appliances
- Contemporary bathroom and ensuite
- Secure underground parking, EV charger & allocated storage room
- Sought after location only 15 minutes from Canford Cliffs Village
- No forward chain
- Approx. 900 sq. ft.
- Share of Freehold
- Service charge £2,688 per annum
- Pet friendly and no holiday lets
- Council Tax Band D: £2,399.99
- EPC Rating: C



The open plan living, dining, and kitchen space is designed for modern living, with shaped glazed doors leading onto the terrace, creating a seamless indoor-outdoor flow. Both double bedrooms include high-quality fitted wardrobes, with the principal suite also enjoying access to the terrace and a sleek en-suite shower room. A second family bathroom serves bedroom two. Underfloor gas central heating and recessed downlighting run throughout, contributing to a refined and efficient specification. The apartment is offered with a secure underground parking space accessed via lift. This property has been in the same ownership since new, making it a rare opportunity in such a desirable location. Ideal for those seeking a low-maintenance home close to the coast.

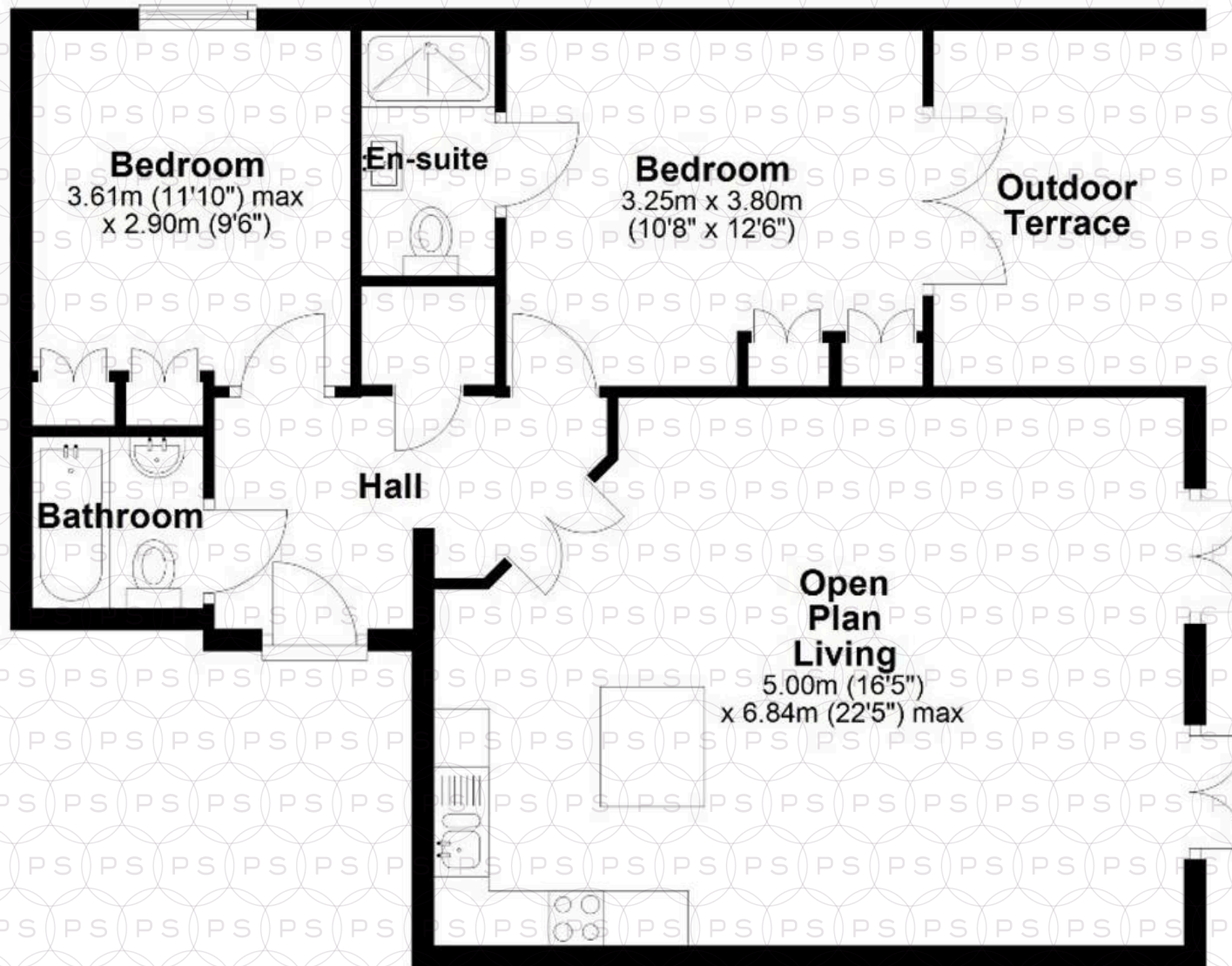
LOCATION:

Lilliput Road is ideally positioned within 800 metres from Canford Cliffs Village, one of the area's most sought-after residences, offering a range of independent amenities and restaurants. Compton Acres is also nearby, providing its renowned gardens, café, Italian deli and gift shop. For leisure pursuits, Parkstone Golf Club, Salterns Marina and SuStudio's pilates and wellness classes are all within the surrounding area. Flaghead Chine, approximately 1 kilometre away, provides a direct route to the sandy beaches and coastline, while the harbourside walks at Evening Hill are also close by. Parkstone and Branksome railway stations offer direct services to London Waterloo in around two hours, making the location particularly appealing for those seeking a well connected coastal base with access to both local amenities and city links.



Ground Floor

Approx. 76.9 sq. metres (827.3 sq. feet)



Total area: approx. 76.9 sq. metres (827.3 sq. feet)

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Plan produced using PlanUp.



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