

Luxury+Prestige

# SEA MIST

229 SANDBANKS ROAD, LILLIPUT, POOLE, BH14 8EY



A Face without Freckles is  
like a night without Stars.















# TAKE A STEP INSIDE



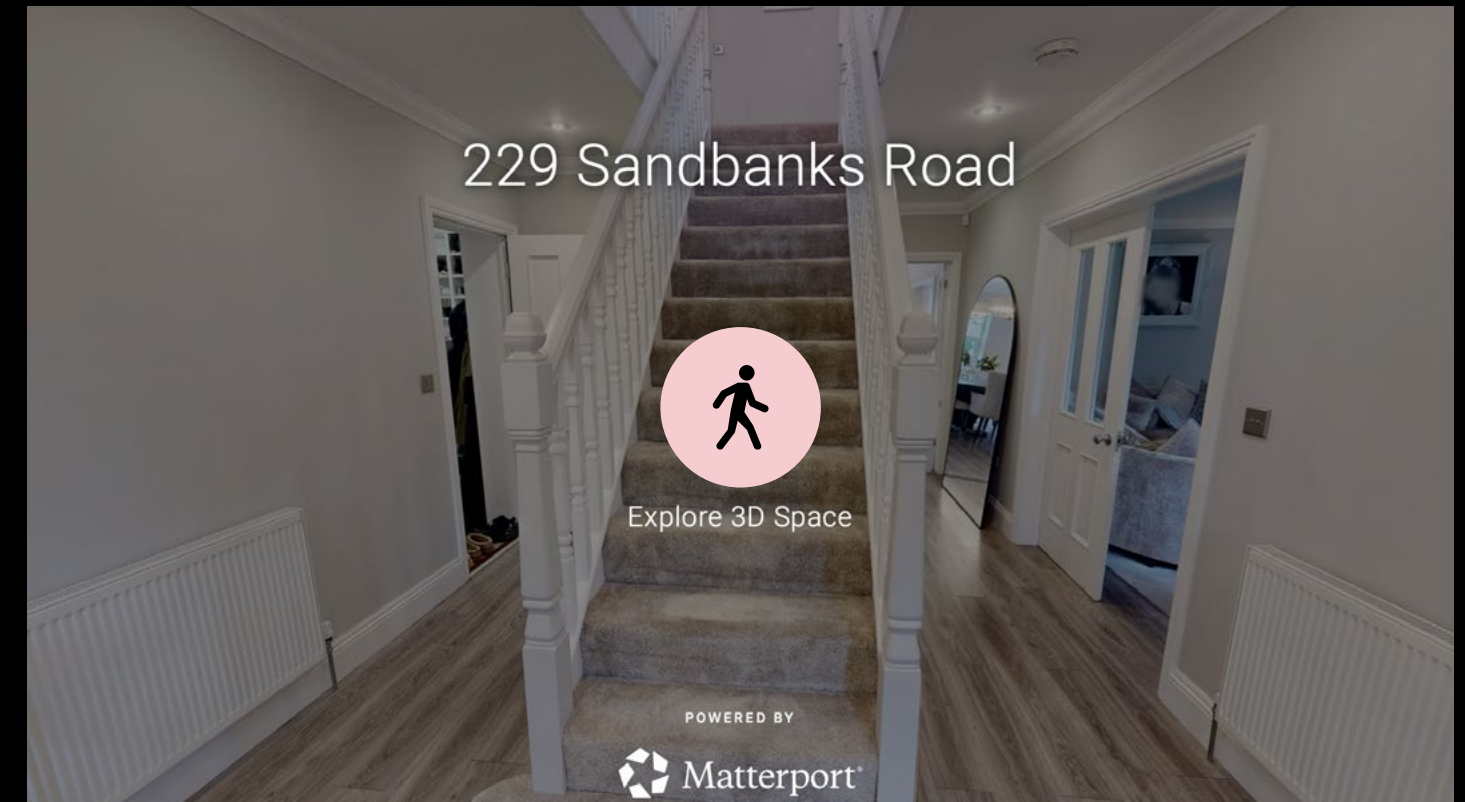
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**

# Floorplan

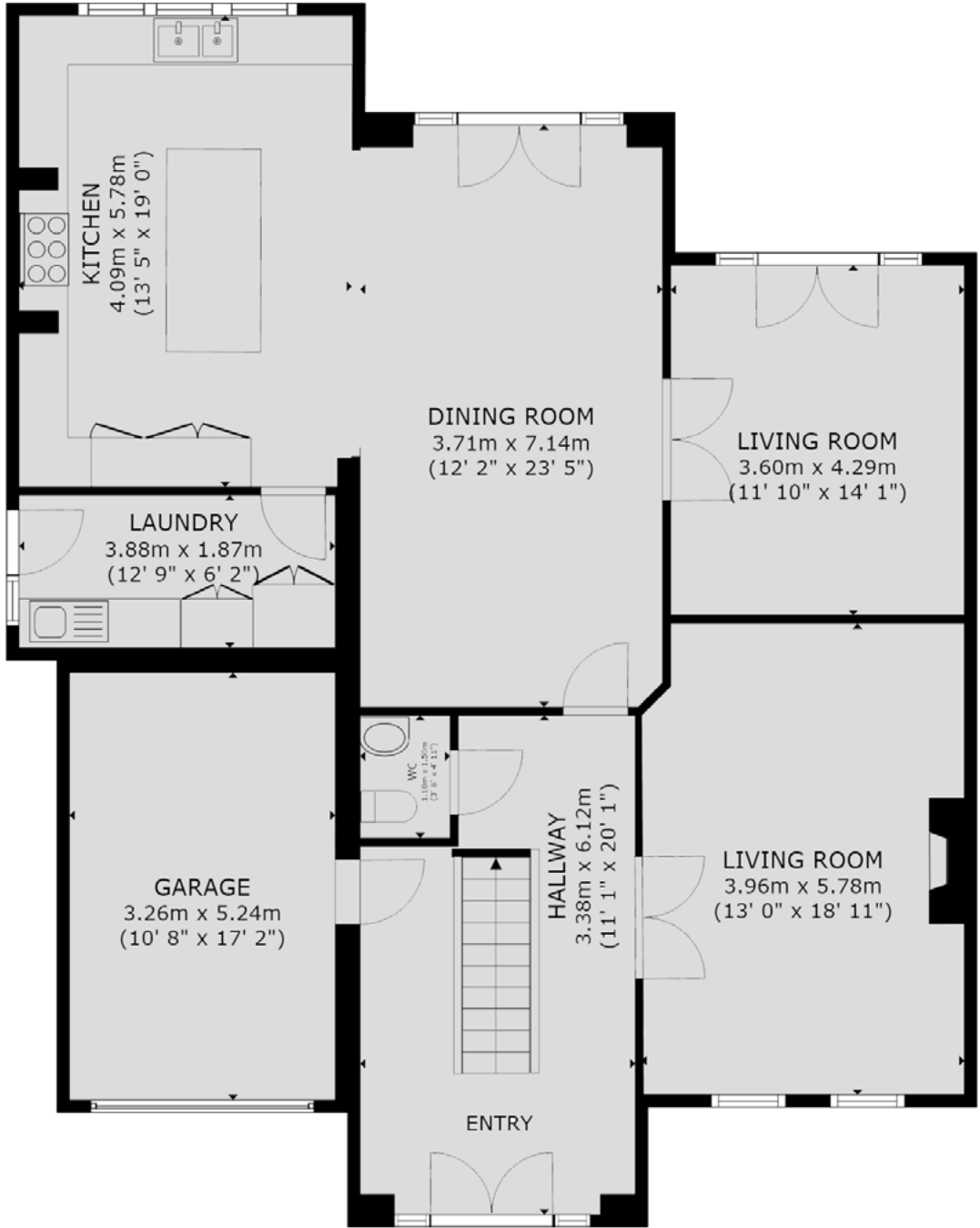
Sea Mist, 229 Sandbanks Road  
Lilliput, Poole, BH14 8EY

GROSS INTERNAL AREA

House:

Ground Floor:	1,309 sq. ft / 122 m²
First Floor:	1,329 sq. ft / 123 m²
Second Floor:	184 sq. ft / 17 m²
Total:	2,822 sq. ft / 262 m²

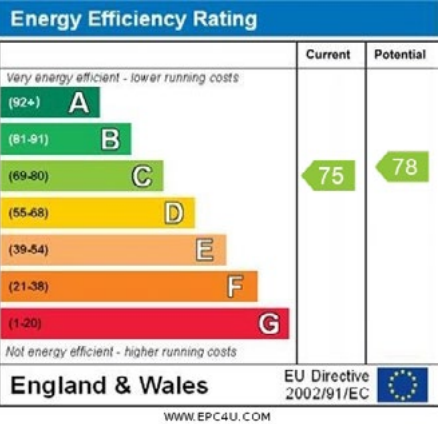
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



# Summary

Sea Mist is a beautiful looking and substantial home sitting on a level plot and convenient for amenities on the waterfront such as yacht clubs and Whitecliff Park.

The built form extends to just over 2,800 square feet arranged over just floors and it benefits from a versatile and flexible layout. On the first floor there is a total of four bedrooms and three bathrooms, the most luxurious of which is the principal bedroom suite which boasts a walk through closet and dressing area as well as an especially luxurious en suite bathroom with twin hand basins.

Downstairs there is a wonderful open plan kitchen / diner which could be arranged to include informal sitting. There is a choice of two additional sitting rooms and an integral garage. The fitted kitchen is a feature of the property and it includes hand painted units, a range, stone tops as well as a centre island and breakfast bar. Add to this a reception hall with an impressive central staircase, a generous driveway as well as a great garden and there is no doubt the house ticks all the right boxes for anyone looking for a stylish family home.

# Details

Guide Price:	£1,250,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£68,750**	
	Additional Home	£131,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

# Key features

- + Impressive and attractive looking
- + Just over 2,800 square feet
- + Four double bedrooms
- + Three bathrooms
- + Open plan kitchen / diner
- + Choice of receptions
- + Beautiful kitchen with centre island
- + Generous driveway
- + Excellent level rear garden
- + Stylish decor

# Our team



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