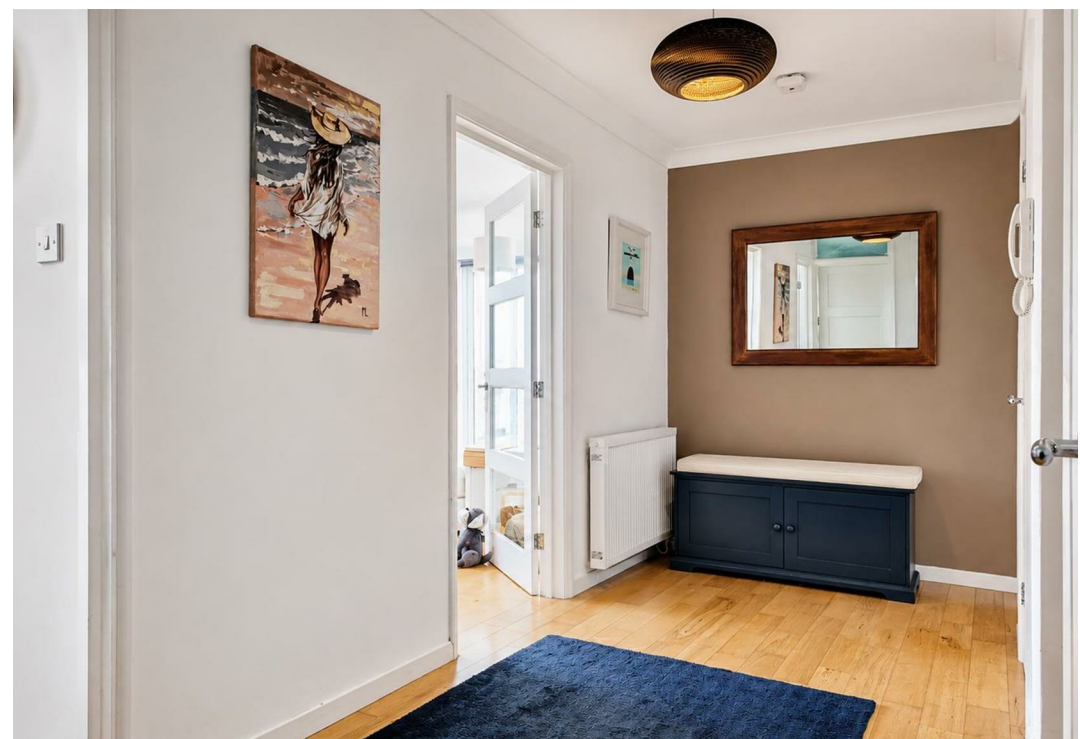




Browsea View Close 72 Browsea View Avenue, Poole BH14 8LL
£425,000 Share of Freehold





A well-presented two-bedroom ground floor apartment in sought-after Lilliput, offering approximately 821 sq. ft. of bright accommodation, a private south facing balcony and easy access to Poole Harbour, Whitecliff and Sandbanks.

- GROUND FLOOR APARTMENT
- SET WITHIN A TUCKED AWAY POSITION
- WELL PRESENTED THROUGHOUT
- HARBOUR VIEWS
- PETS ALLOWED
- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE AND PARKING
- CLOSE TO LILLIPUT VILLAGE

Property Comprises

Set in an elevated, tucked-away position within Brownsea View Close, this well-presented two-bedroom ground-floor apartment offers approximately 821 sq. ft. of bright, well-proportioned accommodation in one of Lilliput's most desirable residential settings.

A particular highlight is the south-facing private balcony, enjoying superb views across Poole Harbour and providing an appealing space to sit out and enjoy the outlook. The apartment is positioned within easy reach of nearby woodland walks, including Blake Hill Wood and its elevated viewpoint over Poole Harbour, Brownsea Island and the Purbeck Hills.

The property is accessed via a well-proportioned entrance hall with excellent storage, leading through to the principal rooms. At the heart of the apartment is a generous lounge/dining room, offering a comfortable and versatile setting for everyday living and entertaining, with direct access onto the south-facing balcony.

The separate kitchen is fitted with a range of contemporary white units, contrasting work surfaces and space for a range of appliances. There are two well-proportioned bedrooms, including a larger principal bedroom with fitted wardrobes, alongside a second bedroom suited to use as a guest room, home office or nursery. The accommodation is completed by a modern bathroom with bath and shower over, together with a separate WC.

Brownsea View Close enjoys a peaceful residential position in Lilliput, close to the harbour, local green spaces and the wider amenities of Whitecliff, Poole Park, Sandbanks and the surrounding coastal area. Lilliput village, with its independent shops, cafés and everyday conveniences, is nearby, while the area is also well regarded for its access to highly regarded local schools.

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.





Key Drummond

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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:
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• They do not constitute an offer of contract for sale.
• 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 clarification or information.
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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanLP.

Total area: approx. 76.3 sq. metres (821.6 sq. feet)



Fourth Floor
Approx. 76.3 sq. metres (821.6 sq. feet)

Energy Efficiency Rating	
EU Directive 2002/91/EC	Energy efficient - lower running costs
Energy Rating	100-130
Energy Rating	130-140
Energy Rating	140-150
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