

Luxury+Prestige



# SEA MIST

229 SANDBANKS ROAD, LILLIPUT, POOLE, BH14 8EY



A Face without Freckles is  
like a night without Stars.

IT'S ALL  
SMILES AND  
GIGGLES  
...  
CIGGLES AND  
SHITS















# TAKE A STEP INSIDE



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

Ryan Horan

Call Ryan on 01202 007373 for a more in-depth explore at your own pace, then head across the page to our fully

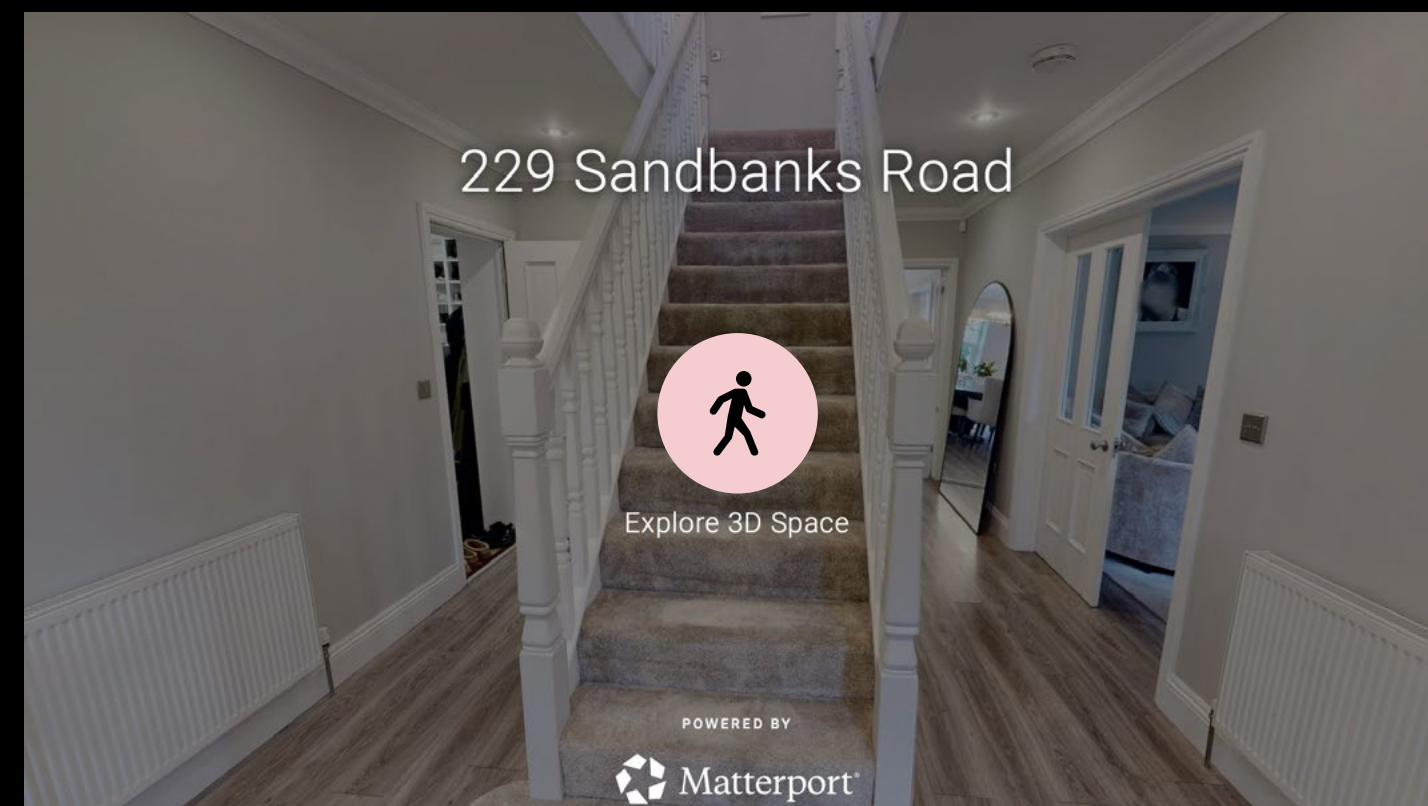
interactive 3D tour.

ryan@luxuryandprestige.com

*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.

 **Matterport™**

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.

# Floorplan

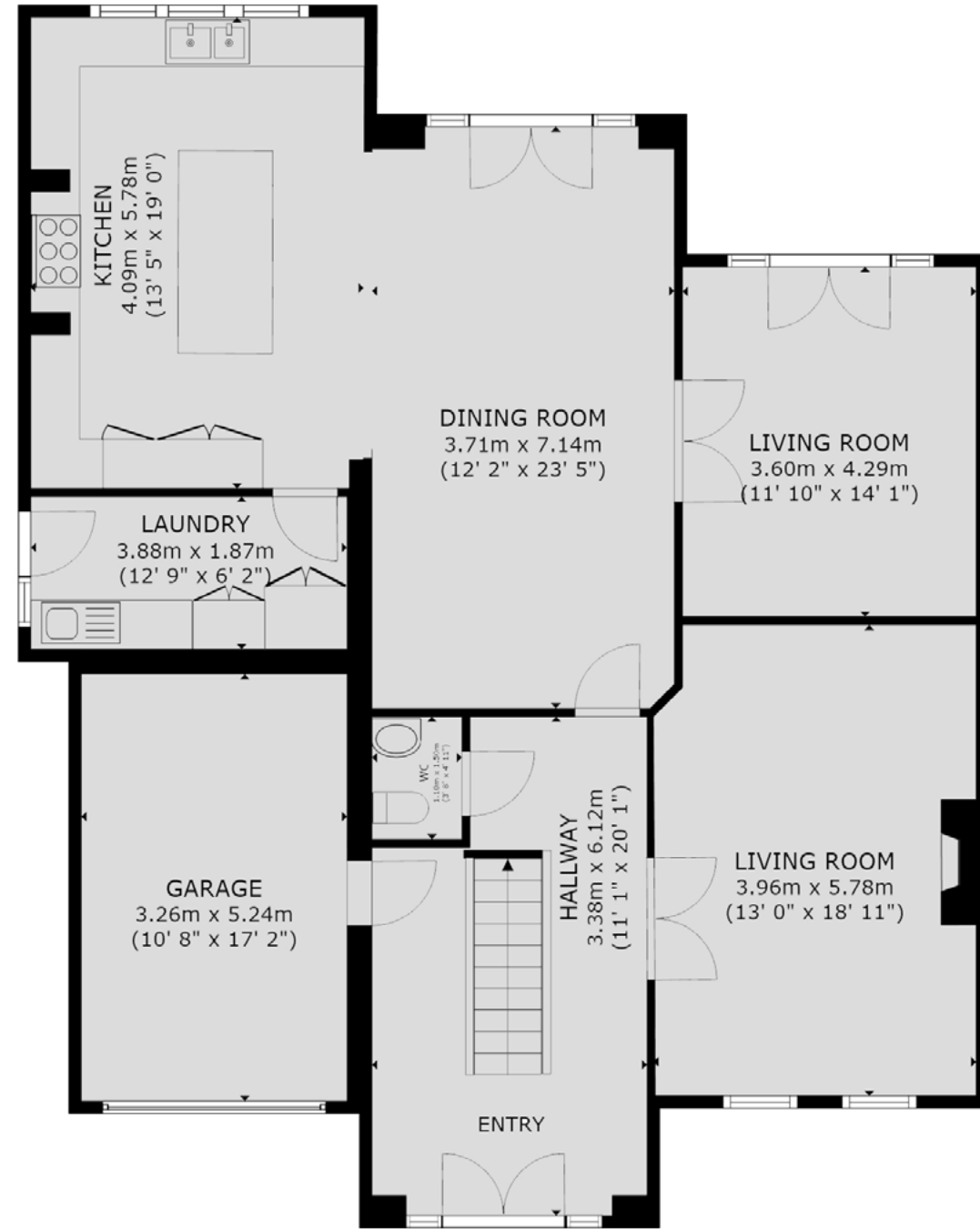
Sea Mist, 229 Sandbanks Road  
Lilliput, Poole, BH14 8EY

## GROSS INTERNAL AREA

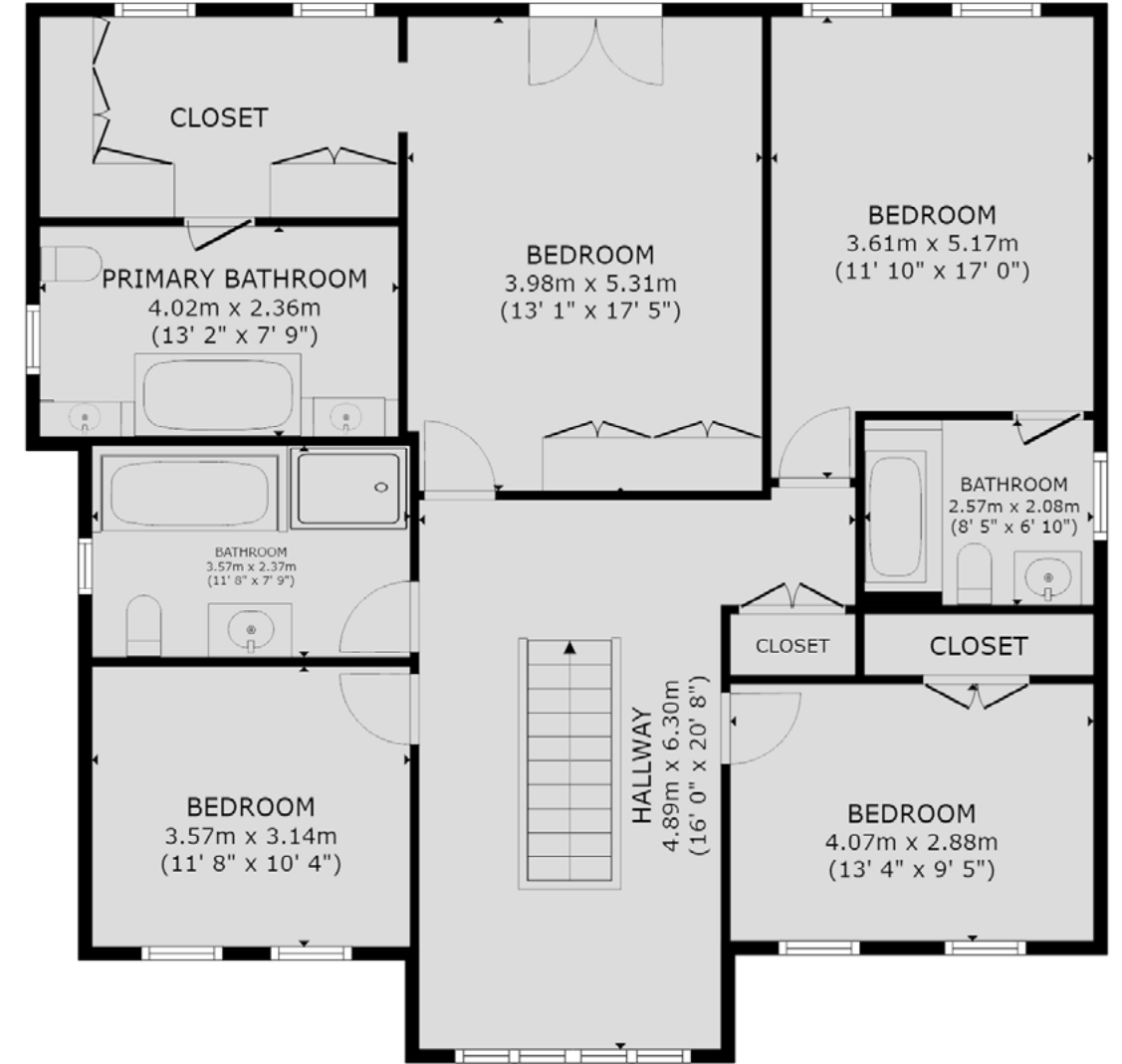
### House:

Ground Floor: 1,309 sq. ft / 122 m<sup>2</sup>  
 First Floor: 1,329 sq. ft / 123 m<sup>2</sup>  
 Second Floor: 184 sq. ft / 17 m<sup>2</sup>  
**Total: 2,822 sq. ft / 262 m<sup>2</sup>**

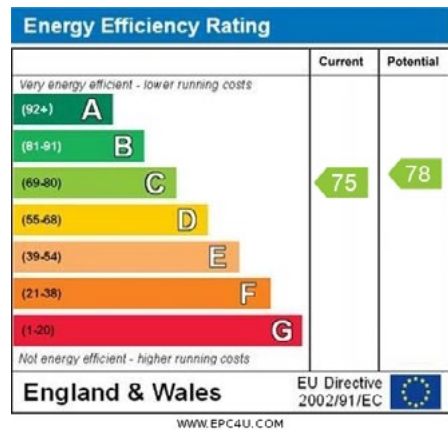
Sizes and dimensions are approximate, actual may vary.



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:** £1,150,000

**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 £58,750\*\*  
Additional Home £116,250\*\*

\*\* based on guide price

**Local Authority:** BCP Council

**Council Tax:** Band G  
2026/2027 £3,999.98pa\*\*\*

\*\*\* 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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