



COMPTON AVENUE,  
LILLIPUT











## DETAILS

An exceptional top-floor penthouse apartment enjoying refined coastal living and panoramic views across Parkstone Golf Course, positioned within the prestigious Dornoch development.

Occupying a prime position within the development, this immaculately presented two double bedroom residence combines contemporary design with elegant proportions, accessed via a secure communal entrance with lift access directly to both the apartment and underground parking. A private lobby opens into a welcoming reception hall, complete with generous storage, video entry system, and guest cloakroom.

The fantastic open plan kitchen/lifestyle room offers a practical and social space perfect for entertaining, dining and cooking. The contemporary kitchen is comprehensively fitted with integrated appliances and a breakfast bar.

The principal suite features a beautifully appointed en-suite bathroom and dressing area, while the second double bedroom also benefits from a luxury en-suite shower room. Further highlights include underfloor heating, exceptional storage, and high-quality finishes throughout.

Externally, the development is set within beautifully maintained communal grounds and benefits from allocated underground parking for two vehicles, additional visitor parking, and a private storage room. Offered to the market with no forward chain, this is a rare opportunity in a prime coastal setting.

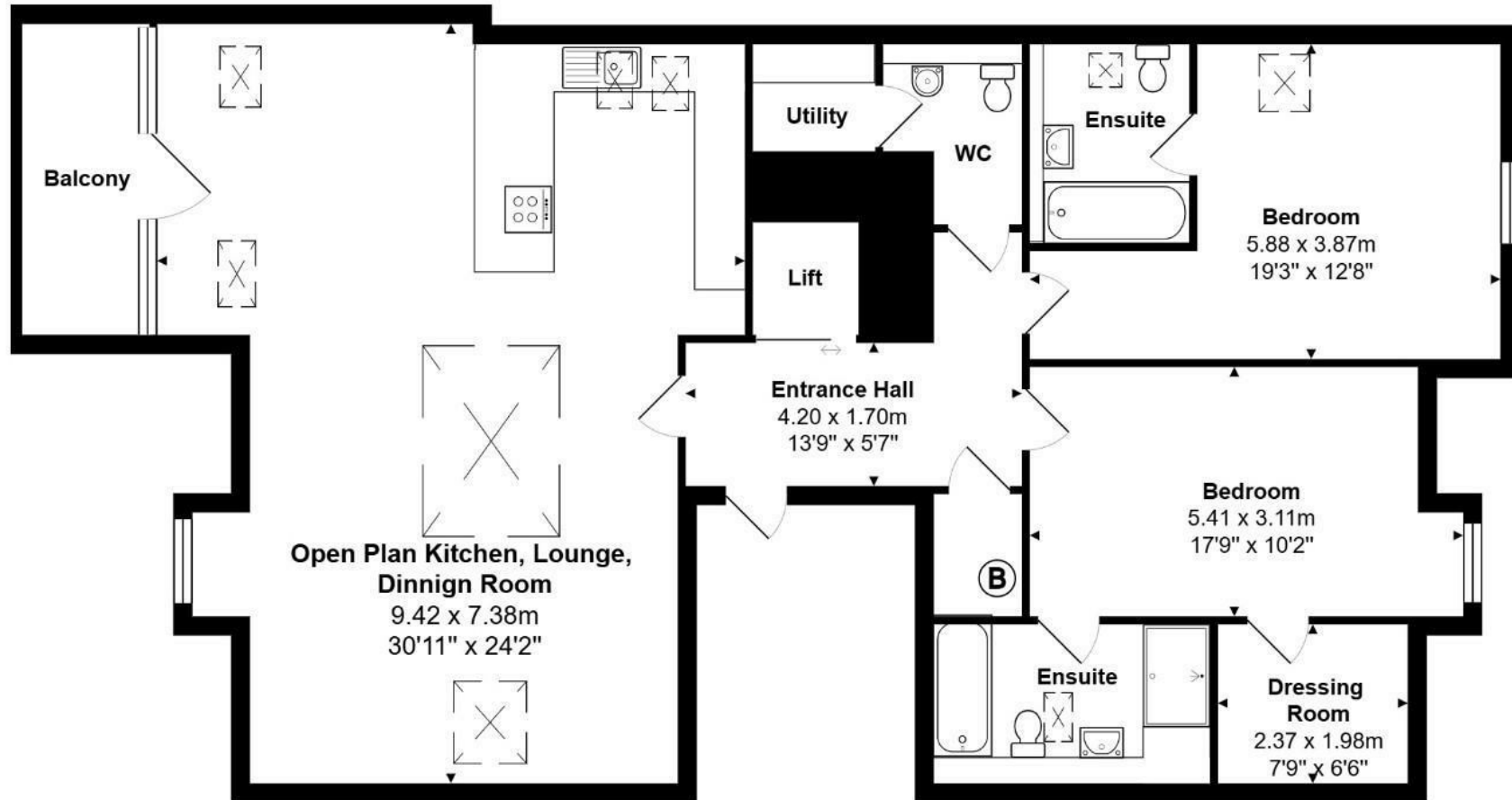
Situated between the highly sought-after coastal villages of Lilliput and Canford Cliffs, the property is moments from Sandbanks' award-winning beaches, Salterns Marina, and a range of boutique cafés and amenities. The area is well connected, with excellent transport links to Poole, Bournemouth, Southampton, and London via nearby mainline rail services.

## AT A GLANCE

Guide Price:	£499,950
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£14,997 main home
Local Authority:	BCP Council
Council Tax:	£2,993.31 Band E

## KEY FEATURES

- Exceptional top-floor penthouse apartment
- Overlooking the 5th tee of Parkstone Golf Course
- Two double bedrooms, both with luxury en-suites
- Open-plan kitchen/lifestyle room with integrated appliances
- Private balcony with elevated treetop views
- Two secure underground parking spaces plus private store room
- Lift access directly to apartment and parking
- Prime location close to Sandbanks, Lilliput & Canford Cliffs
- Water softener • Low level mood lighting



Total Area: 136.5 m<sup>2</sup> ... 1469 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# LLOYDS

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