

Luxury+Prestige

38 ELGIN ROAD

LILLIPUT, POOLE, BH14 8QX































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Floorplans

38 Elgin Road, Poole, BH14

Approximate Area = 2432 sq ft / 225.9 sq m

Garage = 530 sq ft / 49.2 sq m

Total = 2962 sq ft / 275.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Luxury & Prestige Realty Limited. REF: 1514628

Summary

This is one of two recently completed homes in a highly desirable road in Lilliput. Extending to approaching 3,000 sq ft, the property enjoys harbour views from the principal lifestyle room and top floor.

The upper ground floor provides three double bedrooms, all connecting to the beautifully landscaped grounds, together with three bathrooms. The first floor features a spectacular open-plan living space, featuring a high-quality, hand-painted kitchen with stone worktops and an especially large breakfast bar. Bi-fold doors open onto a sun terrace, making the most of the impressive harbour views.

The top floor offers a versatile multipurpose room, which could be used as a principal bedroom, with further harbour views and a large en-suite bathroom.

The lower ground floor features a 6.8-metre integral garage and additional workshop, offering excellent flexibility for a variety of uses. Throughout, the standard of finish and specification is exceptionally high, with beautifully executed contemporary interiors and sophisticated appointments.

Details

Guide Price: £1,495,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A

Local Authority: BCP Council

Council Tax: Band Band F
2026/2027 £3,466.65 pa

**Amount shown is for a main home, please seek advice for additional home

Services: Mains electricity, gas, water and drainage

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key Features

- + Recently completed contemporary home
- + Highly desirable Lilliput location
- + Approaching 3,000 sq ft
- + Stunning harbour views
- + 3 / 4 double bedrooms
- + Spectacular open-plan living space
- + Bespoke hand-painted kitchen
- + Landscaped gardens and sun terrace
- + Beautiful interior design
- + 6.8m integral garage & workshop

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