

Elgin Road | | Poole | BH14 8QX

£635,000

BEEZUMS

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- **PREMIER LILLIPUT CUL-DE-SAC LOCATION**
- **OVER 2,000 SQFT**
- **LARGE OPEN PLAN KITCHEN/DINER**
- **LILLIPUT AND BADEN POWELL SCHOOL CATCHMENT**
- **POTENTIAL TO REDEVELOP STPP**
- **THREE BEDROOMS TWO BATHROOMS**
- **DETACHED GARAGE**
- **NO FORWARD CHAIN**

HEART OF LILLIPUT Situated in a QUIET CUL-DE-SAC LOCATION, this detached chalet family home boasts over 2,000 SQFT of VERSATILE accommodation with POTENTIAL TO REDEVELOP (STPP). NO FORWARD CHAIN









62 Elgin Road occupies a highly privileged, private position within a quiet cul-de-sac in one of Lilliput's most sought-after premier residential addresses. This exceptional location strikes the perfect balance between coastal tranquillity and daily connectivity, positioned just moments from the heart of Lilliput Village with its artisanal cafes, local shops, and prestigious Salterns Marina.

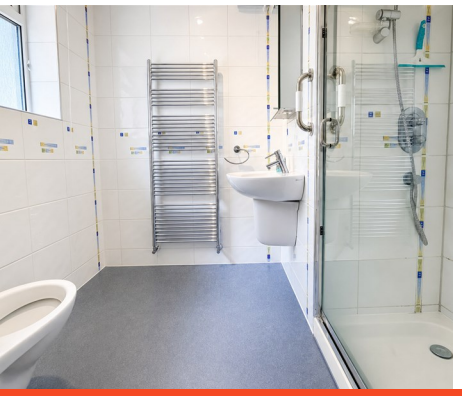
For outdoor recreation and leisure, the scenic open spaces of Whitecliff Harbourside Park, the shores of Poole Harbour, Parkstone Golf Club, and the golden sands of Sandbanks Beach are all within effortless reach. Highly coveted by growing families, the property falls within the strict and celebrated catchment areas for both Lilliput First School and Baden Powell Middle School.

Commuters and second-home owners are equally well-served, with nearby Parkstone and Branksome mainline railway stations providing direct, efficient links to London Waterloo in approximately two hours, alongside swift road connections into neighbouring Poole and Bournemouth town centres.













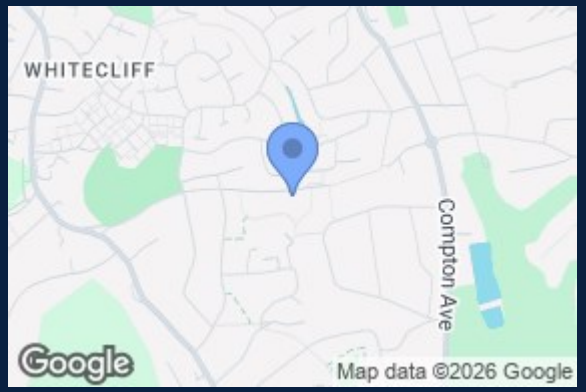
Offering a superb opportunity, on a premier road where property values far exceed the current asking price, this detached three double-bedroom chalet bungalow is situated in an idyllic position at the bottom of a quiet cul-de-sac on the highly desirable Elgin Road, in the heart of Lilliput and perfectly positioned just moments from local amenities and Poole Harbour.

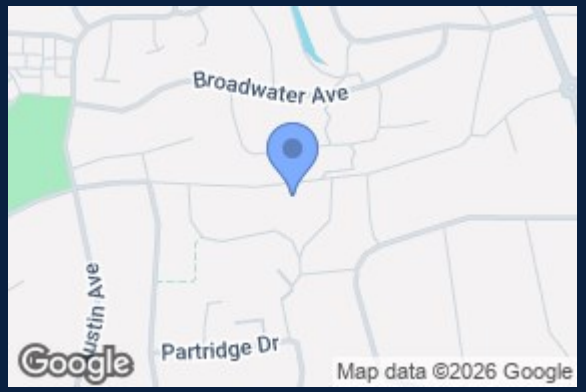
Boasting over 2,000 square feet of versatile living accommodation, this spacious property is offered to the market with no forward chain. The home benefits from gas central heating, double glazing, and ample storage, presenting an excellent opportunity for families within the sought-after Lilliput and Baden Powell school catchments.

The ground floor living space comprises of a flexible double bedroom/reception room, a shower room, a dedicated study area, and a good-sized lounge boasting a beautiful, leafy wooded outlook. To the rear, a large open-plan kitchen, dining, and family room serves as the heart of the home, offering direct access to the garden.

On the first floor, there are two further well-proportioned double bedrooms and a family bathroom.

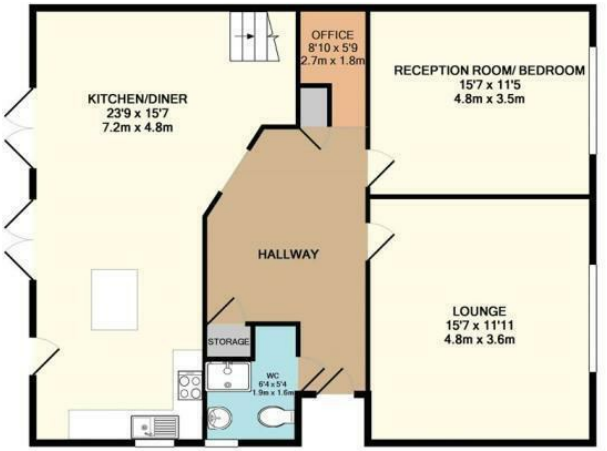
Set within a substantial plot, the exterior boasts an elevated front garden that enhances the property's privacy from the roadside, alongside ample off-road parking and a detached garage. Side access leads to the tiered, private rear garden which features mature shrubs and trees. While the outdoor space is now in need of landscaping, it offers a blank canvas with significant potential to create a spectacular garden design or extend the property (STPP). Notably, the elevated top tier offers the potential to create elevated sea views.



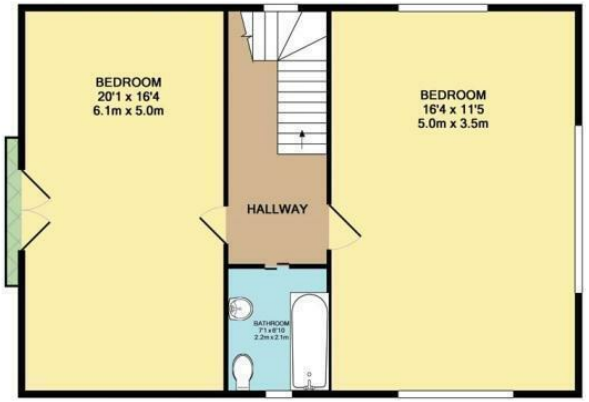


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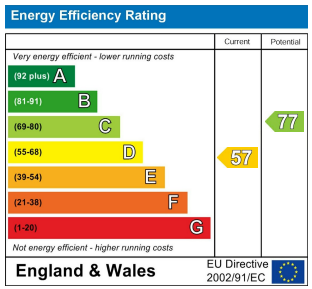
GROUND FLOOR
APPROX. FLOOR
AREA 1071 SQ.FT.
(99.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 959 SQ.FT.
(89.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2030 SQ.FT. (188.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band **E** EPC Rating **D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.