



Delia Sandbanks Road, Poole BH14 8HX  
£4,000 Per Month





**Delia is a BRAND NEW 4 bedroom DETACHED house with VIEWS over POOLE HARBOUR and LUXURIOUS FINISH.**

- Stunning location close to Poole Harbour & the famous Sandbanks Beach
- Designer kitchen with white marble quart countertops
- Underfloor heating & integrated Sky Q access
- Flexible layout over 3 floors 1824 & 2164 sq ft
- Integral garage & driveway parking
- Harbour views
- Beautifully appointed bathrooms by Porelansa
- Contemporary & stylish with high end finishes
- Siemens kitchen appliances
- Private courtyard garden

### **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. Salterns Marina is close by, as is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Cafe 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 stones throw away . At the end of 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, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

### **Property comprises**

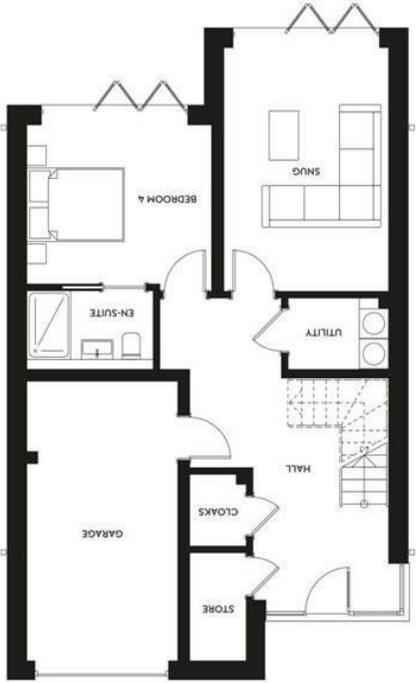
DELIA is a luxurious new 4 bedroom detached homes in an enviable location close to Sandbanks Beach, with Poole Harbour Views.

This beautiful new home is perfectly situated close to the amenities of Lilliput village, Poole Harbour and the Blue Flag beaches of Sandbanks. The location is close to the water with lovely harbour vista views available from the upper floors setting a perfect scene for a fun and relaxing coastal lifestyle.

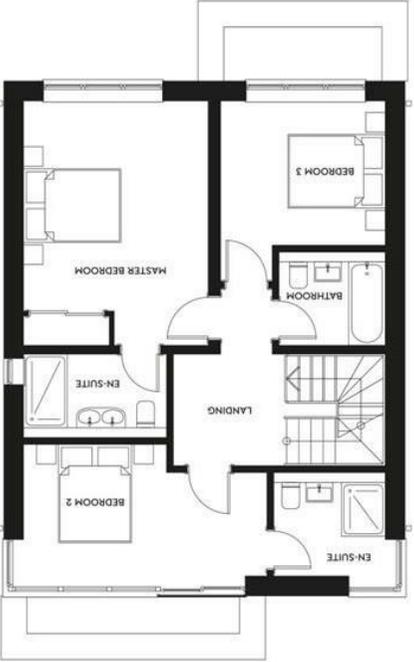




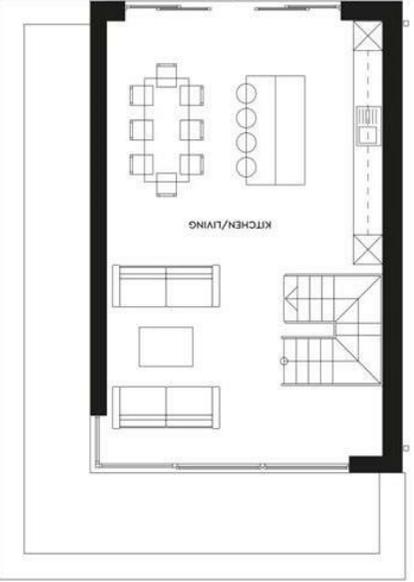
DELIA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- 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.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent environmental impact - lower CO <sub>2</sub> emissions	C
Some environmental impact - lower CO <sub>2</sub> emissions	D
Not very low environmental impact - higher CO <sub>2</sub> emissions	E
High environmental impact - higher CO <sub>2</sub> emissions	F
Very high environmental impact - higher CO <sub>2</sub> emissions	G