



£2,250,000

206 Sandbanks Road, Lilliput, Poole, BH14 8HA



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



206

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****WATERFRONT HOME**** A BRIGHT & SPACIOUS FIVE DOUBLE BEDROOM property situated in a PRIME waterfront location. The house approaches nearly 3000 SQFT OF ACCOMMODATION and is immaculately presented throughout.

- PRIME WATERFRONT PROPERTY
- NO FORWARD CHAIN
- FIVE BEDROOMS, FOUR EN SUITES
- PANORAMIC HARBOUR VIEWS
- SPACIOUS OUTSIDE SEATING AREA
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- CLOSE TO LILLIPUT VILLAGE

Local Authority bcp, Tax Band G, Tenure: Freehold



Lilliput

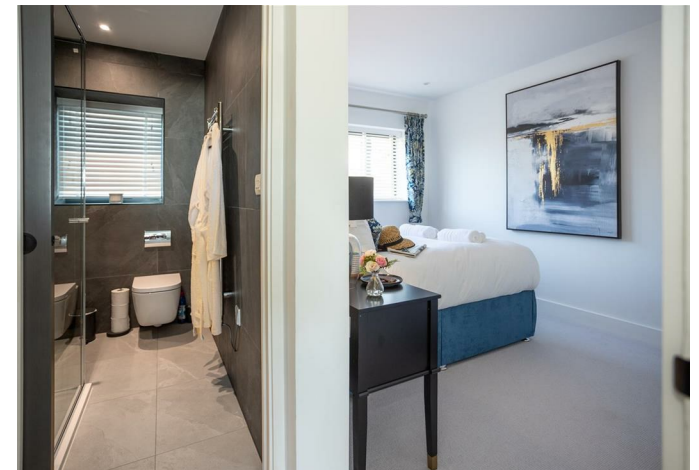
The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café 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 stone's throw away. At the end of The 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 and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

A rare opportunity to acquire a stunning five-bedroom waterfront home with direct access to Poole Harbour. This immaculate property enjoys panoramic views across Brownsea Island, the Purbeck Hills, and the serene Blue Lagoon, offering a truly special coastal lifestyle.

Stepping inside, the ground floor features a spacious entertaining and living area, seamlessly extending onto a terrace that captures the breathtaking harbour scenery. This level also includes a fifth bedroom with an en-suite, ideal for guests or multi-generational living. A well-equipped kitchen and breakfast room provides the perfect space for casual dining, complemented by a separate utility/laundry room and an







additional shower room for convenience.

On the first floor, there are four beautifully appointed bedrooms, three of which boast en-suite bathrooms. The two rear bedrooms open onto a large south-facing balcony, where the uninterrupted views of the harbour and surrounding landscape create a spectacular backdrop. A luxurious main bathroom, complete with a contemporary slipper bath, is perfectly positioned to take in the scenery.

The top floor offers an impressive open-plan living space, incorporating a stylish kitchen and flowing effortlessly onto another spacious balcony, designed to make the most of the breathtaking waterside setting. This level also benefits from a cloakroom.

Outside, the south-facing rear garden is level and well-maintained, featuring an expansive terrace that provides a perfect setting for outdoor entertaining. At the garden's edge, steps lead down to the water, allowing for the easy launch of a paddleboard or small dinghy. Additionally, the property includes an integral garage, accessible both from the driveway and internally.

This remarkable home is offered with no forward chain, presenting a rare chance to secure an exclusive waterfront lifestyle in a highly sought-after location.



Approx Gross Internal Area
227 sq m / 2448 sq ft



Ground Floor
Approx 94 sq m / 1015 sq ft



First Floor
Approx 81 sq m / 867 sq ft



Second Floor
Approx 53 sq m / 565 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

