

Luxury+Prestige

TIAMI

55 ELMS AVENUE, LILLIPUT, POOLE, BH14 8EE











































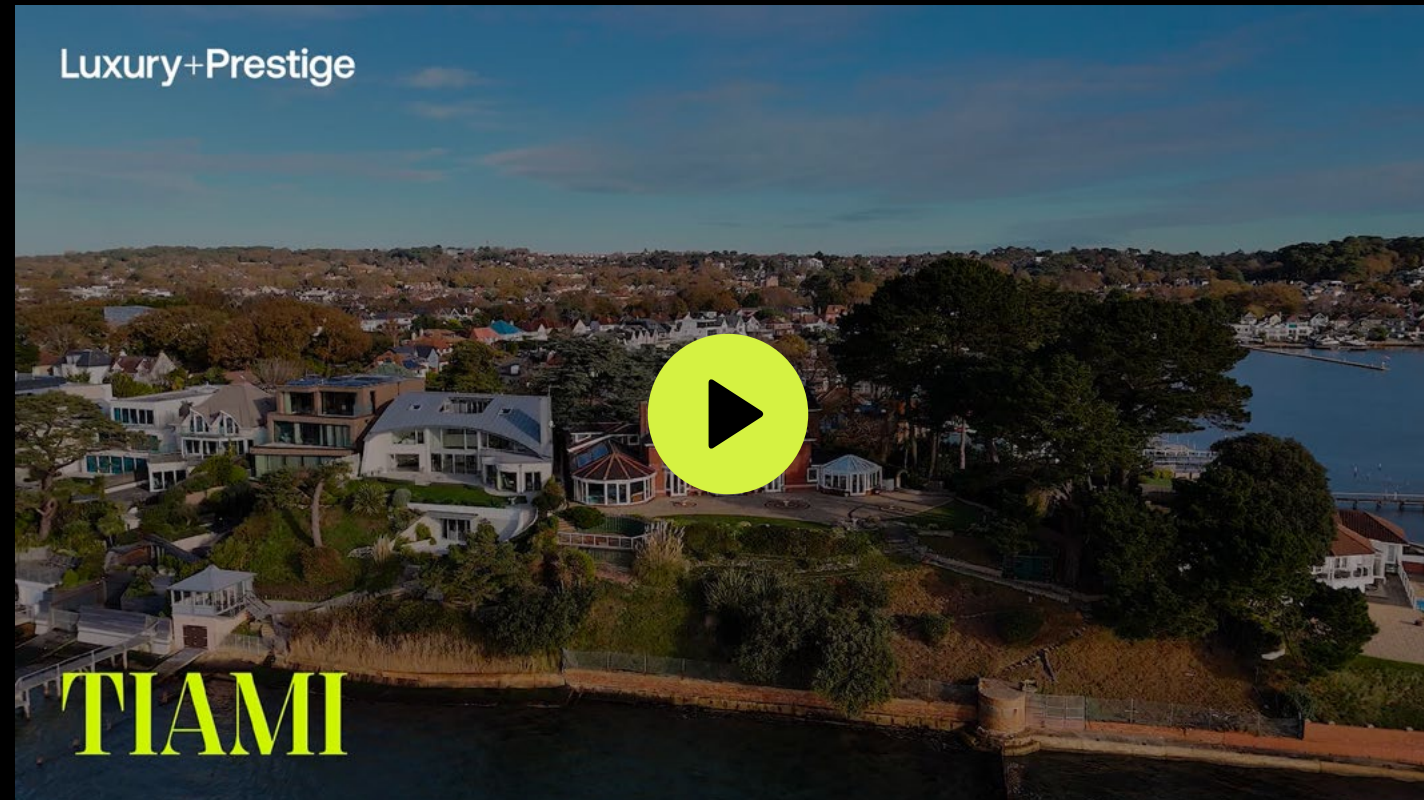








# TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

*vimeo*



# Floorplan

Tiami, 55 Elms Avenue  
Lilliput, Poole, BH14 8EE

GROSS INTERNAL AREA

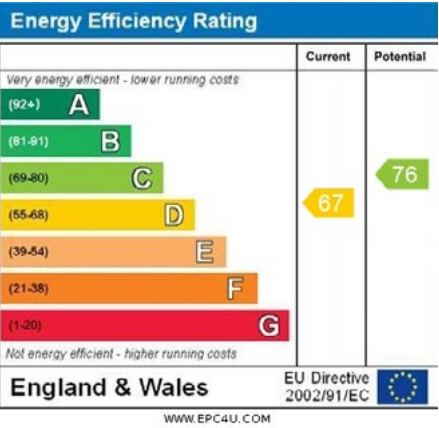
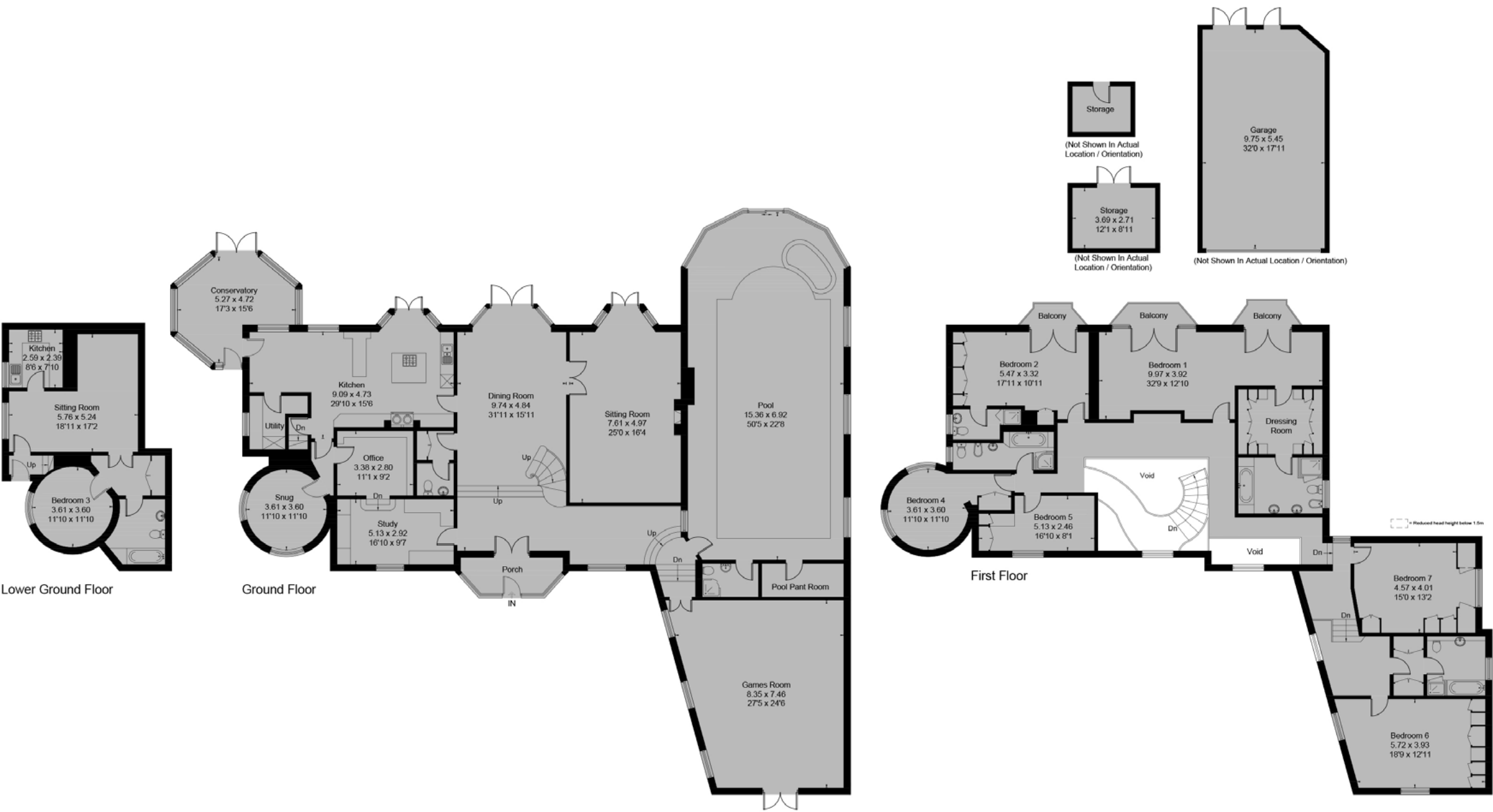
House: 7,311 sq. ft / 679 m²

Garage: 565 sq. ft / 53 m²

Outbuildings: 165 sq. ft / 15 m²

Overall Total: 8,041 sq. ft / 747 m²

Sizes and dimensions are approximate, actual may vary.



Drawn for illustration and identification purposes only by @fourwalls-group.com #100998



# Summary

Tiami is a rare commodity and it commands arguably one of the finest waterfront plots anywhere on the south coast, including the nearby Sandbanks Peninsula.

The house was constructed for the current owner with built form extending to just over 8,000 square feet. There is a total of seven bedrooms and five bathrooms which includes a self contained guest suite. There is a choice of sitting areas and leisure amenities that can only be described as impressive including a large indoor swimming pool complex and a games room, currently utilised with a full sized billiards table. The galleried reception hall also benefits from a stunning radius staircase.

Step outside and the unique properties of Tiami are immediately evident for all to see. The grounds are truly exceptional with a sunny aspect and unique frontage to Poole Harbour which extends to approximately 170 ft. It commands uniquely impressive views with extensive terraces and meandering pathways on various levels leading all the way down to the waterfront.

This exceptional marine home would be perfect for incoming purchasers to re-imagine and remodel or alternatively it might be the spot to build a landmark "super home" subject to the necessary consents.

# Details

Guide Price:	£12,500,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £1,413,750** Additional Home   £2,038,750** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026           £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Landmark plot
- + Approximately 170 ft water frontage
- + Choice of private sun terraces
- + Currently 8,000 square feet
- + Total seven beds, five baths
- + Indoor swimming pool
- + Impressive games room
- + Huge potential to re-imagine and remodel
- + No forward chain
- + Potential to completely redevelop subject to the necessary consents



# Our team



**Steve Isaacs**  
Director

07970 878106  
steve@luxuryandprestige.com



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towning**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Photographer

01202 007373  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com



# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	1081
Published:	December 2025



**Important notice**  
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# Luxury+Prestige

[luxuryandprestige.com](http://luxuryandprestige.com)