



5 Dorset Lake Avenue, Poole BH14 8JD  
£4,500 Per Month





## A BRAND NEW, FOUR BEDROOM property situated in the HEART OF LILLIPUT. Boasting HARBOUR VIEWS and SPACIOUS ACCOMMODATION.

- Stunning location close to Poole Harbour & the famous Sandbanks Beach
- Harbour views
- Contemporary & stylish with high end finishes
- Designer kitchen with marble quartz countertops
- Siemens Kitchen appliances
- Beautiful appointed bathrooms by Porcelanoso
- Underfloor heating & Intergrated Sky Q access
- Private courtyard garden
- Internal garage & driveway parking

### 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 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 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 while Bournemouth International Airport offers both internal and international flights to a variety of destinations.

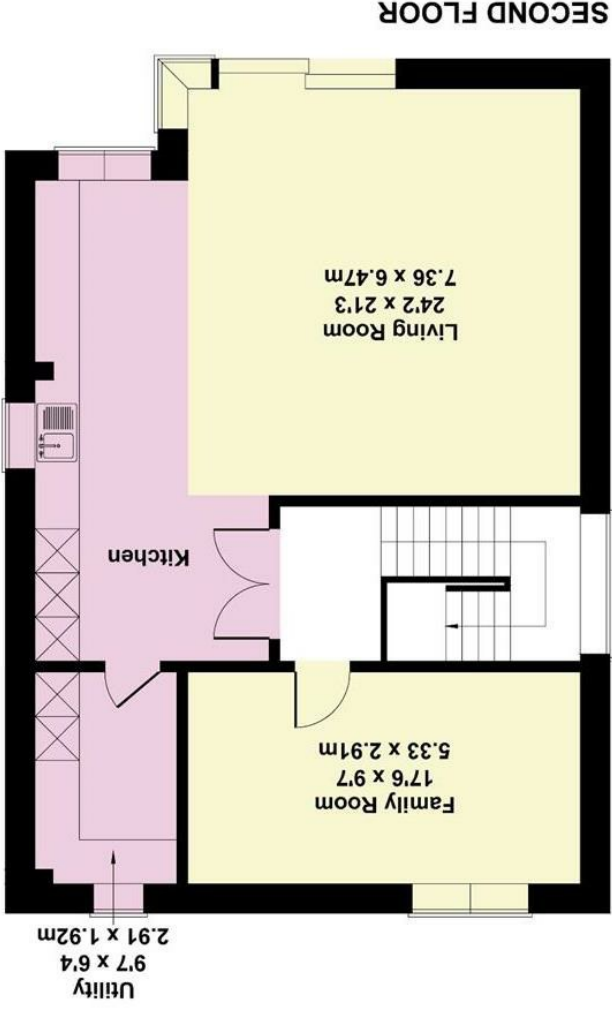
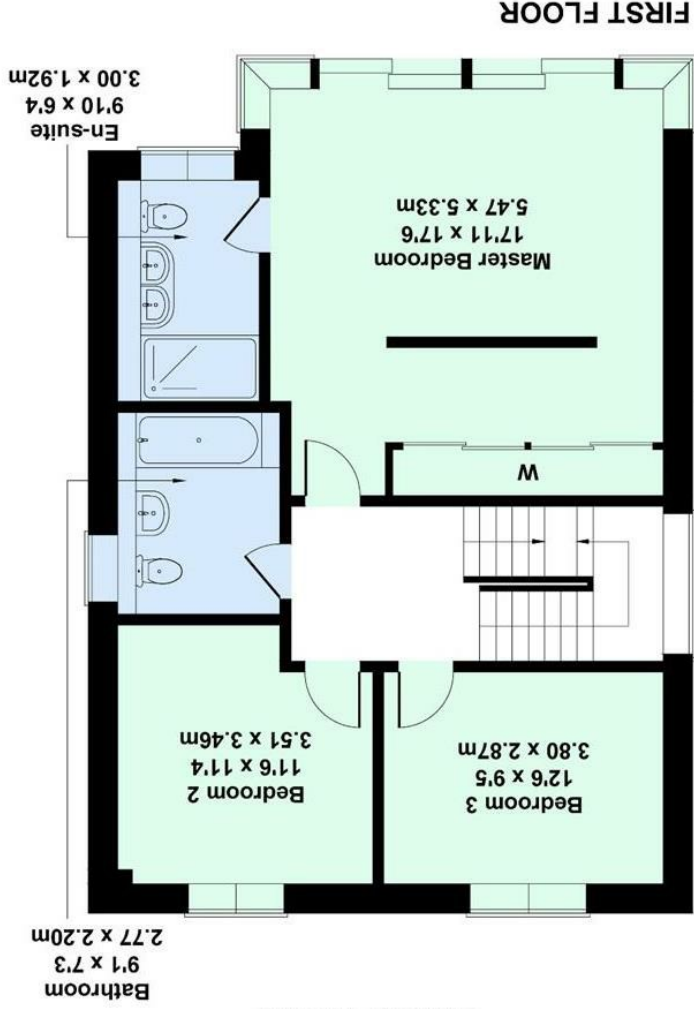
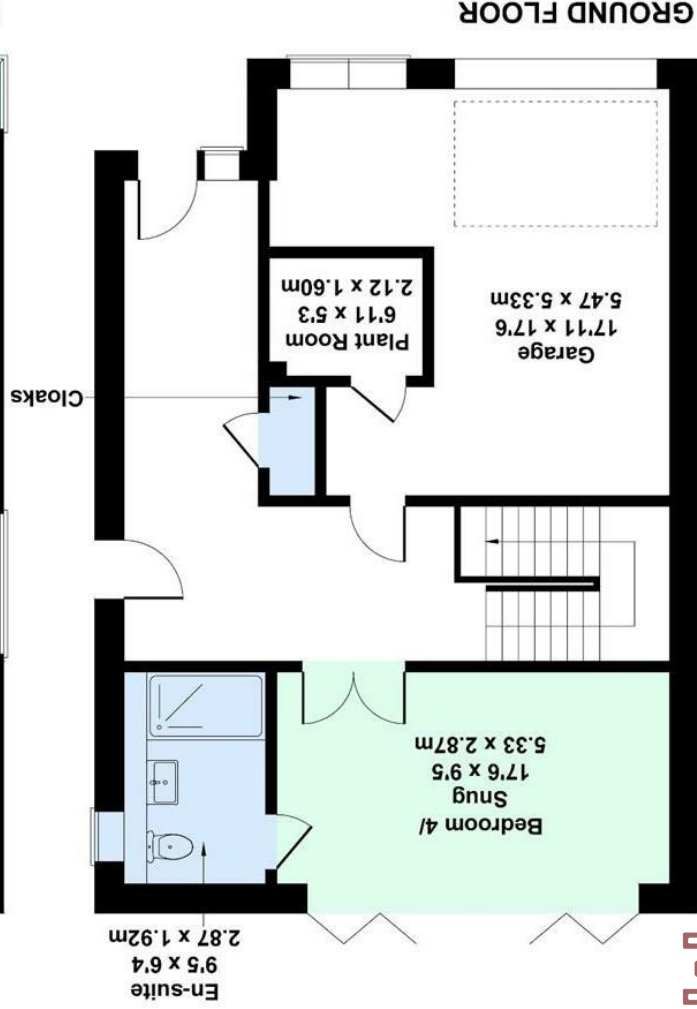
### Property Comprises

A luxurious new 4 bedroom detached homes in an enviable location close to Sandbanks beach, with Poole Harbour Views.

This property includes three floors of stylish and flexible accommodation, integral garage and private garden. Gorgeous homes in a fabulous location providing an enviable coastal lifestyle.

This exclusive development 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.





**Calypso, 5a Dorset Lake Avenue**  
 Approximate Gross Internal Area  
 2691 sq ft - 250sq m

Not to Scale. Produced by The Plan Portal 2022  
 For Illustrative Purposes Only.

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 purchaser 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