



SALTERNS WAY,
LILLIPUT











DETAILS

An exceptional third-floor apartment set within the prestigious Salterns Marina, commanding breathtaking views across Poole Harbour and the Sandbanks Peninsula.

Positioned within a modern, purpose-built development, this outstanding apartment extends to approximately 1507 sq ft of thoughtfully designed accommodation. A welcoming entrance hall leads through to a stunning open-plan living, dining, and kitchen space, where full-width doors frame uninterrupted harbour views and open onto a private balcony, perfect for sunset entertaining.

The contemporary kitchen is superbly appointed with integrated appliances and a generous peninsula breakfast bar, seamlessly connecting to the light-filled living area.

Three well-proportioned double bedrooms provide stylish and comfortable retreats, complemented by two sleek, modern bathrooms, including an en-suite to the principal suite.

Further enhancing the appeal are lift access, secure entry, undercover parking, and exclusive resident-only amenities, all within a meticulously maintained and highly sought-after coastal development.

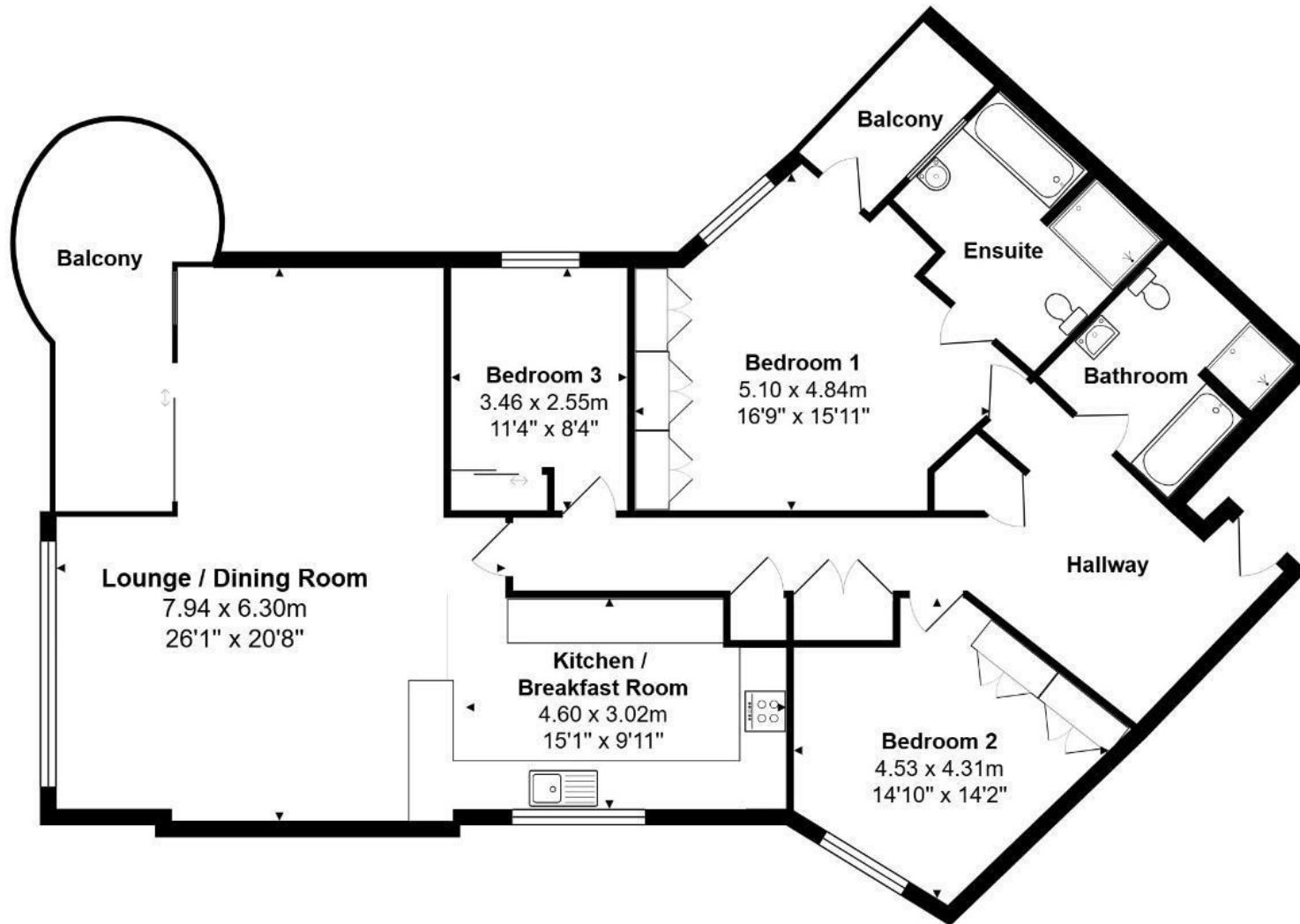
Located just moments from Lilliput Village and the award-winning beaches of Sandbanks, the property combines tranquillity with convenience, offering an enviable lifestyle on Dorset's celebrated coastline. Poole's railway station offers direct services to Southampton and London.

AT A GLANCE

Offers in excess of:	£1,000,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£43,750 Main Home
Local Authority:	BCP Council
Council Tax:	£4,059.30 Band G

KEY FEATURES

- Generous third-floor apartment extending to approximately 1507 sq ft
- Spectacular panoramic views across Poole Harbour and Sandbanks Peninsula
- Elegant open-plan living, dining, and contemporary fitted kitchen
- Two private balconies with stunning harbour and marina outlooks
- Three spacious double bedrooms, including luxurious principal suite with en-suite
- Secure entry system, lift access, garage parking, and private storage
- Exclusive gated access directly to the harbour beach
- Prime Salterns Marina location, moments from Lilliput Village and Sandbanks beaches



Total Area: 140.0 m² ... 1507 ft²

All measurements are approximate and for display purposes only

LLOYDS

Important notice Lloyds Property Sales 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, council tax charges, stamp duty charges 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 Lloyds Property Sales have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.