



Furze Hill Drive | Lilliput | Poole | BH14 8QL

£850,000

BEEZUMS

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- **DEVLEOPMENT OPPORTUNITY STPP**
- **EXCELLENT LOCATION**
- **QUIET ROAD**
- **LARGE SUNNY PLOT**
- **VERSATIL ACCOMMODATION**
- **DOUBLE GARAGE**
- **LILLIPUT & BADEN POWELL CATCHMENT**
- **VENDOR SUITED**



****POTENTIAL TO RE-DEVELOP STPP****
Situated in a quiet location within the heart of Lilliput, this 2300SQFT detached property offers a great opportunity to both developers and families looking to build a dream home on a PREMIUM, LARGE and LEVEL PLOT. VENDOR SUITED.



This substantial five-bedroom detached chalet occupies a large, mature plot on one of Lilliput's most prestigious and sought after roads. Ideally located just a short walk from the charming Lilliput Village and within easy reach of Sandbanks' award-winning sandy beaches, this property combines quiet convenience with an exceptional opportunity for families or developers.

The accommodation is bright and spacious throughout and thoughtfully laid out for versatile living, a large entrance hallway that leads to a well-proportioned lounge, a dedicated home study, and a modern fitted kitchen/breakfast room.

The ground floor also hosts two generous bedrooms serviced by a sizeable family bathroom. Upstairs, three additional bedrooms and a second bathroom offer excellent flexibility for growing families or guests.

Equipped with double glazing throughout, the home represents an ideal canvas for modernisation, with exciting scope to extend or completely redevelop subject to planning permission.

Externally, the impressive grounds feature a lower-ground double garage to the rear, providing ample off-street parking alongside superb storage space, again an area of the property that could easily be converted in to the main home.





Location

The property is located in the heart of Lilliput and within a short walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike and surf shops, restaurants and cafes including an award winning patisserie.

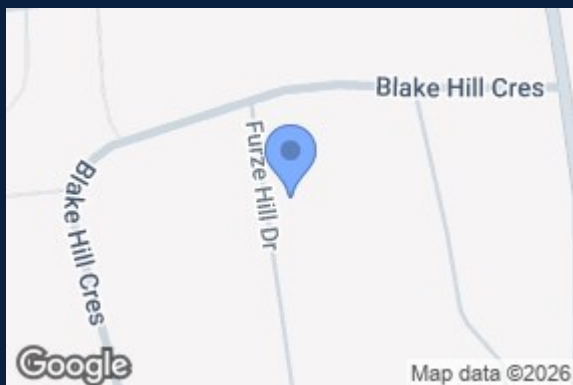
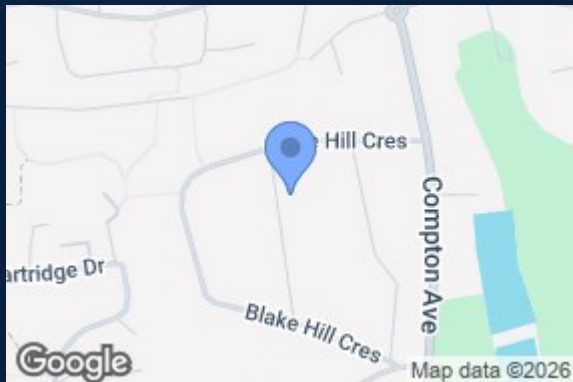
Close by is the renowned Parkstone Bay Marina, offering superb boating facilities as well as the highly regarded South Deep Café, set on a beautiful waterfront location with indoor and outdoor seating.

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.





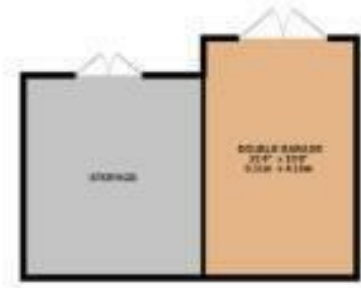
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BEEZUMS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band F EPC Rating D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



TOTAL FLOOR AREA: 2269 sq ft (210.0 sqm) (approx)
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are shown tested and no guarantee is to be taken regarding or otherwise over to given.
Made with: Metreplan (2023)