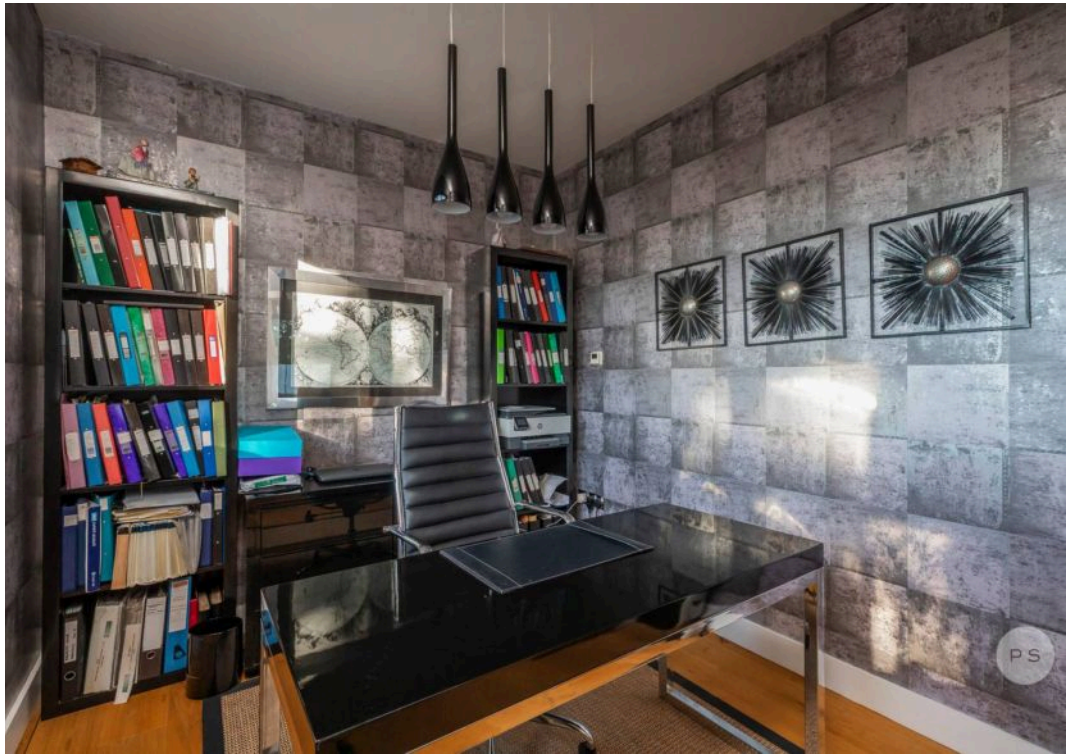


PS

The Penthouse Brooklyn House, Bingham Avenue, Lilliput, Poole.
BH14 8FB

£1,450,000

£1,450,000



The Penthouse, Brooklyn House

An exceptional opportunity to acquire a rarely available **three-bedroom penthouse apartment** within one of Poole Harbour's most iconic modern buildings. Offering **direct lift access straight into the apartment**, expansive sun terraces, and sweeping **tree-top views**, this is a home that delivers refined coastal living at its very best. The penthouse forms part of the **Brooklyn building**, an exclusive landmark by Towncourt Homes, widely regarded as one of the area's most **prestigious modern apartment developments**. Influenced by **Art Deco styling**, the building makes an immediate impression; its clean lines, circular bays, and simplified architectural form provide a striking contemporary elegance that has stood the test of time. The curved bays channel natural light deep into the principal rooms, ensuring the accommodation feels **bright, airy, and expansive** throughout. The layout has been thoughtfully arranged for both everyday living and entertaining. The **dual-aspect open-plan living area** enjoys **harbour glimpses**, excellent proportions, and defined **dining and sitting zones**

- Direct lift access into the penthouse
- Three double bedrooms
- Three en-suite bath / shower rooms
- Two secure underground parking spaces
- Large curved sun balcony
- Kitchen with dining area
- Separate dining room
- Utility room and separate study
- EPC Rating: C / Council Tax Band: G (£3758.23)
- Total area 222 sq.m / 2389.7 sq.ft
- Service Charge £6431 pa

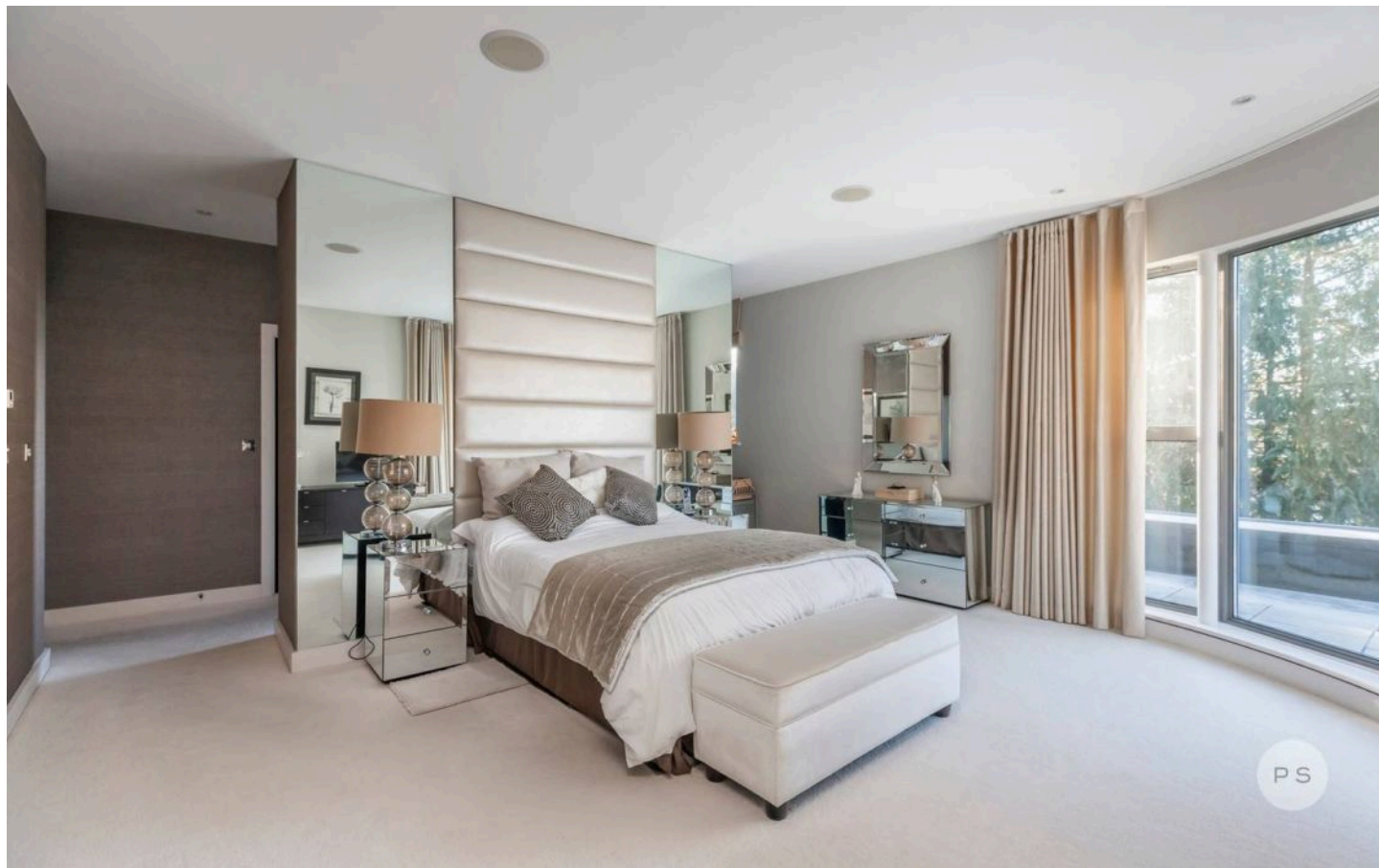


Double doors lead through to a separate **study**, offering flexibility for remote working or quiet reading. The **kitchen/breakfast room** is well-sized and features a **breakfast bar** and comfortable **dining nook**; it opens directly onto the balcony and is linked to the dining room via a discreet **pocket door**, allowing the living spaces to flow seamlessly. This arrangement makes the apartment particularly well-suited to hosting, with the principal rooms connecting effortlessly and supported by a practical **utility room**. All **three double bedrooms** enjoy **private en-suite bath or shower rooms**, ensuring exceptional comfort for both owners and guests.

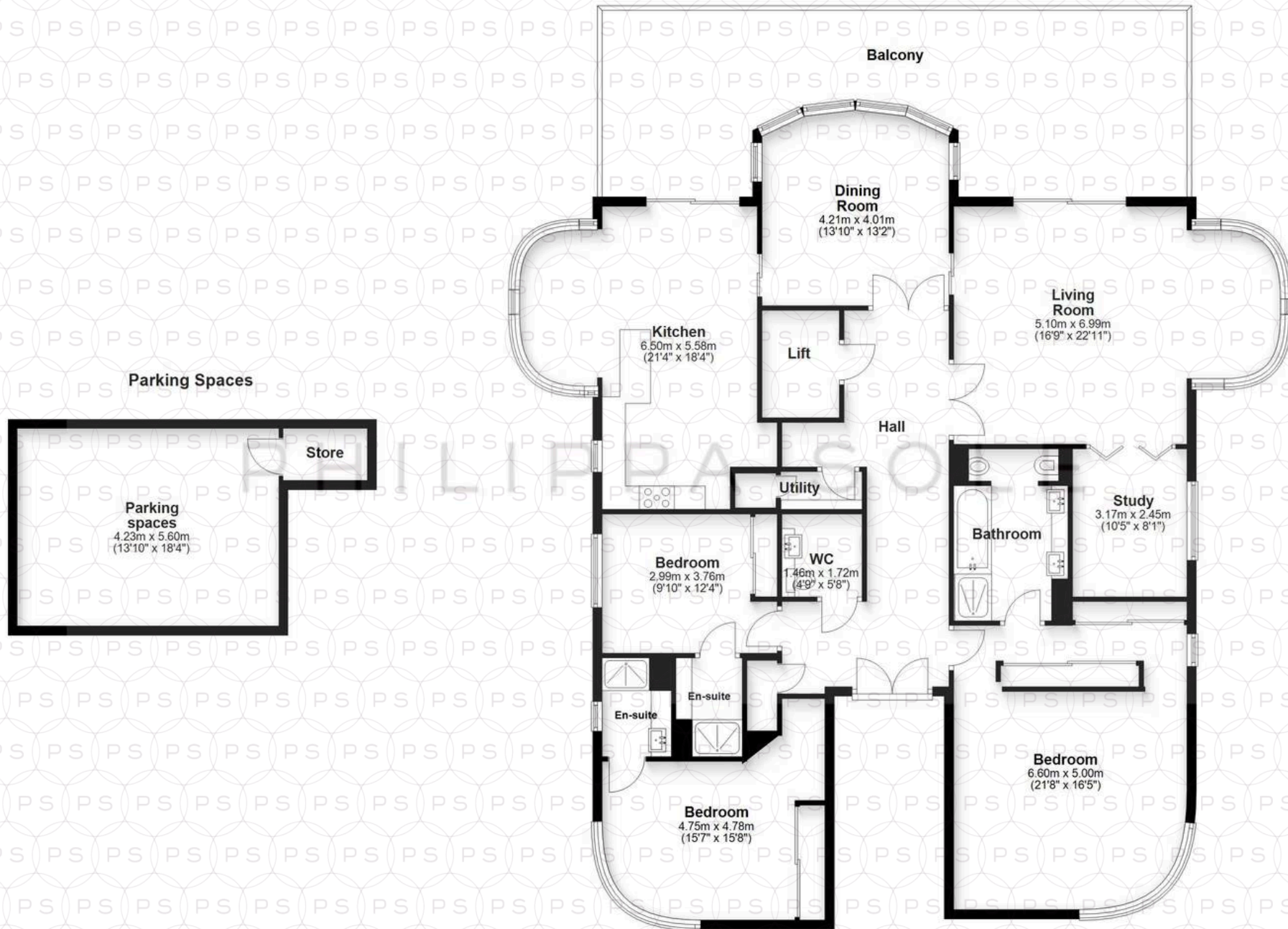
Further features speak to the level of care and investment seen throughout the apartment, including a discreet **modern air-filtration system**, **gas-fired underfloor heating**, **powder-coated aluminium windows**, **American oak flooring**, **walnut joinery**, bespoke **Italian designer wardrobes**, and a sleek **rational kitchen with stone worktops**.

Externally, the penthouse benefits from **two privately demised underground parking spaces**, a **lockable store**, and convenient **communal cycle storage**. Offered with **no forward chain**, and with the potential to acquire select furnishings by separate negotiation, the property presents an attractive turnkey opportunity for those seeking an immediate harbour base or second home. Positioned on **Bingham Avenue**, the property is perfectly placed for access to **Poole Harbour**, with a convenient **footpath leading onto Shore Road**, placing the water's edge within a short stroll. Harbourside walks, paddleboarding, and sailing are all immediately accessible, alongside nearby beaches and scenic coastline.

Canford Cliffs and Ashley Cross offer a selection of boutique shops, cafés, and restaurants. **Branksome railway station** is within easy reach and provides **direct services to London Waterloo** with journey times from approximately **two hours**, making the apartment well suited to both commuters and second-home owners seeking a coastal retreat.



Top Floor



Total area: approx. 222.0 sq. metres (2389.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel. 01202 556006)
Plan produced using PlanUp.

Flat 11, Brooklyn House, 2 Bingham Avenue, -



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.