

PS



17 Lagoon Road, Lilliput, Poole - BH14 8JT

Offers over £1,100,000



17 Lagoon Road

Blue Lagoon, Lilliput

Set within one of Lilliput's most prestigious addresses moments from Salterns Marina, this home would suit boating enthusiasts, young families and London commuters seeking coastal balance.

Less than 800 metres from Evening Hill's sweeping viewpoint across Sandbanks Peninsula and its world-famous beaches. With the local amenities of Lilliput Village just around the corner, Lagoon Road offers access to water, community and connectivity in equal measure.

- Contemporary home moments from Salterns Marina
- Ideal lock-up-and-leave
- Quiet no through road in prime residential road
- Harbour glimpses from elevated balconies
- Open-plan kitchen, lounge and dining room
- Sleek fitted kitchen with breakfast bar
- Four spacious double bedrooms, all en suite bathrooms
- Vaulted ceiling to the principal bedroom with private balcony
- Low-maintenance landscaped garden with decked entertaining area
- Integral double garage + gated driveway parking
- Approx. 2,600 sq.ft of versatile living space
- EPC Rating C
- Council Tax Band G
- Freehold



The property presents a clean, contemporary exterior with a glass-fronted balcony. Internally, the home is arranged over three floors, offering bright, well-balanced accommodation with large windows that maximise natural light and capture harbour glimpses. The open-plan living space connects directly to a private balcony, while the rear garden has been designed for ease of maintenance, featuring a decked terrace ideal for outdoor dining and a synthetic lawn.

The combination of gated frontage, spacious driveway and garage, enclosed garden and multiple outdoor seating areas creates a practical yet stylish coastal home suited to both everyday living and low-maintenance stays.

LOCATION:

Located in one of Lilliput's most prestigious residential addresses, this quiet no through road sits just moments from Salterns Marina, where its rare provision of deep water berths within a tidal harbour, makes this home an exceptional setting for those who value immediate access to the water.

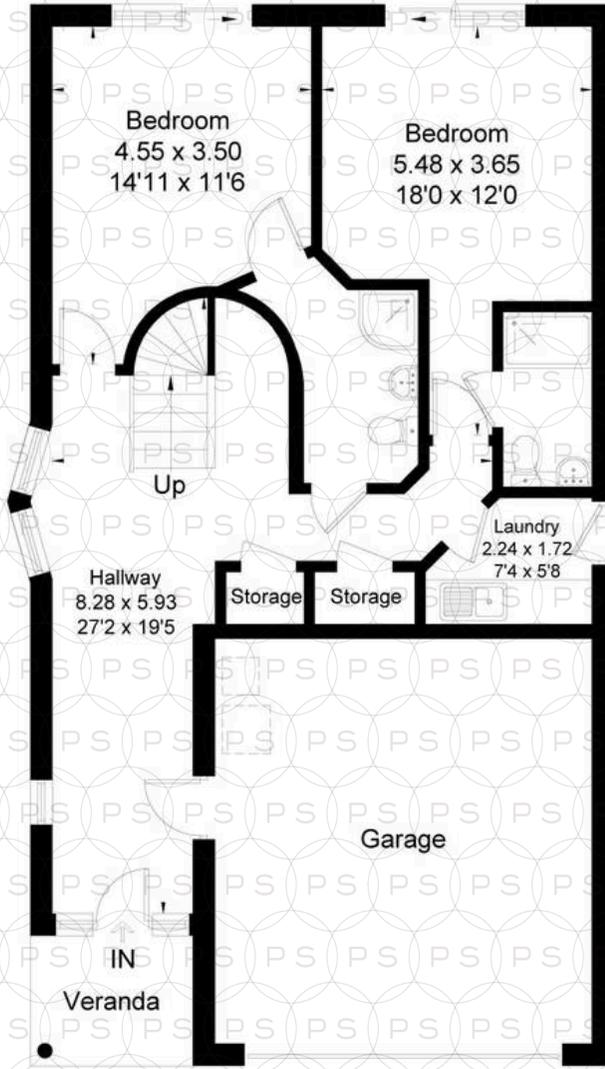
Around the corner, Lilliput's shopping parade provides a charming 'last stop before the beach' hub, with independent cafés, a bike shop and everyday essentials create a genuine sense of neighbourhood. Approximately 800 metres away, Evening Hill sweeps down towards the celebrated beaches of Sandbanks, offering an easy route to early swims or evening walks. Well regarded local schools including Lilliput Infant School and Baden-Powell Junior School are within catchment, reinforcing the appeal for those seeking both lifestyle and long term practicality in a well established coastal setting.

The area is well connected, with public transport links to Poole, Bournemouth and the Purbecks, while mainline rail services provide direct routes to London.

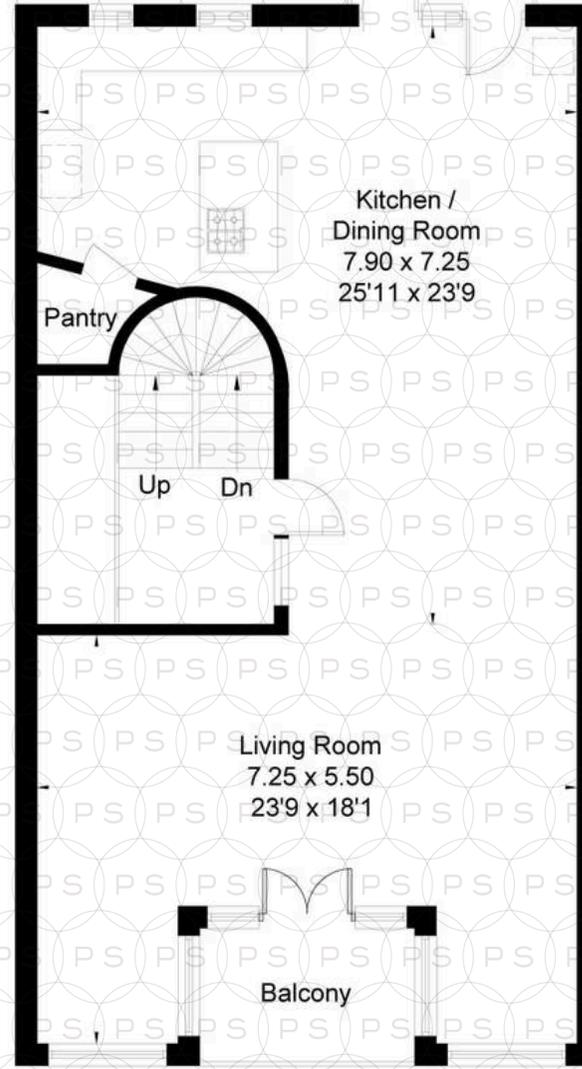


Approximate Floor Area (Including Garage)
243.3 sq m / 2618 sq ft

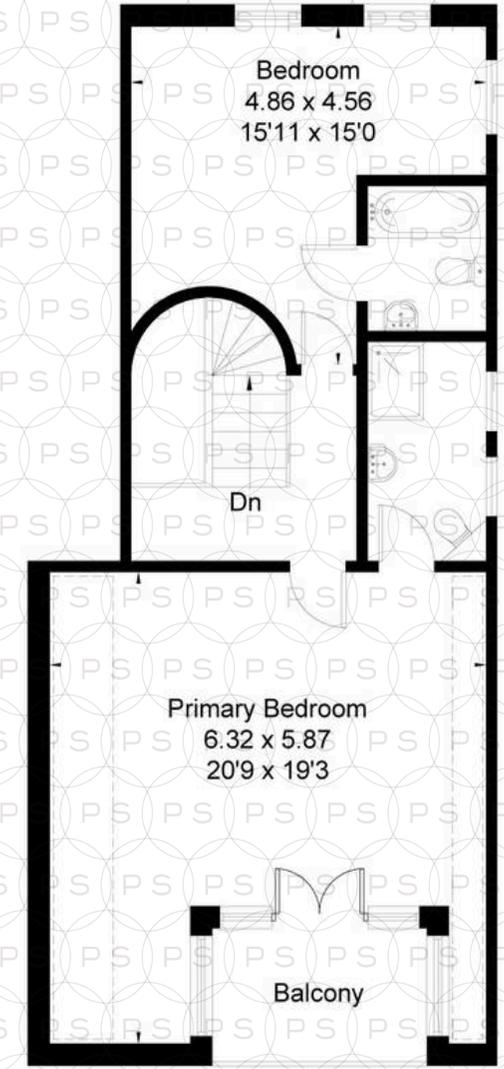
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor





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