



Modern house with excellent harbour views

The Deck House, 73 Brownsea View Avenue, Lilliput, Poole BH14 8LQ

Freehold - Guide Price £1,575,000



4 bedrooms • 4 bathrooms (3 en-suite) • Kitchen/dining/family room • Garden room • Utility room • Cloakroom • Sitting room • Double garage

Local information

Lilliput is a popular and sought after residential area close to the picturesque shoreline of Poole Harbour. Lilliput village boasts a small parade of shops, with a Tesco express, delightful cafes, restaurants and award winning bakery. The area is well known within the yachting community and benefits from a number of sailing clubs on the harbour shoreline. The area is also well known for its schooling with an outstanding' Ofsted inspected and extremely popular Lilliput C. E. Infant School approximately 0.6 miles away.

Lilliput Shops 0.3 mile
Salterns Marina 0.4 mile
Canford Cliffs 1.25 miles
Sandbanks 2 miles
Poole Centre 3 miles
Bournemouth Centre 5 miles
Bournemouth Airport 11 miles
London 110 miles (2 hours by train) All distances and times are approximate

About this property

An attractive detached house located in an elevated position at the end of a quiet cul-de-sac with lovely far reaching views across Poole Harbour towards the Sandbanks peninsula and Brownsea Island. The property is approached via a pair of wrought iron gates.

The front door enters into the spacious reception hall with a built in cupboard and a door providing direct access into the integral double garage and another door leads to the large open planned kitchen/dining/

family room with modern units, built in appliances and granite work tops. There is plenty of room for a dining suite, as well as a spacious living area. This space leads through to a sun room, which in turn leads out onto a private south/west facing sun terrace. From the kitchen a utility room with its own separate entrance to the garden completes the ground floor accommodation.

At first floor level there is a sitting room with excellent harbour views and a sun balcony. Bedroom four also accesses the balcony and this could be used as an office for those working from home. There is also a family shower room and two further double bedrooms both with en suite facilities and fitted wardrobes.

The main bedroom spans the top floor with far reaching Poole Harbour Views, a walk in dressing room and en suite.

Outside to the front, is brick paviour parking area leading to the double garage with an electric door. The rear sunny south/west facing garden, has been designed for low maintenance being totally paved.

Tenure

Freehold - Guide Price
£1,575,000

EPC rating = C

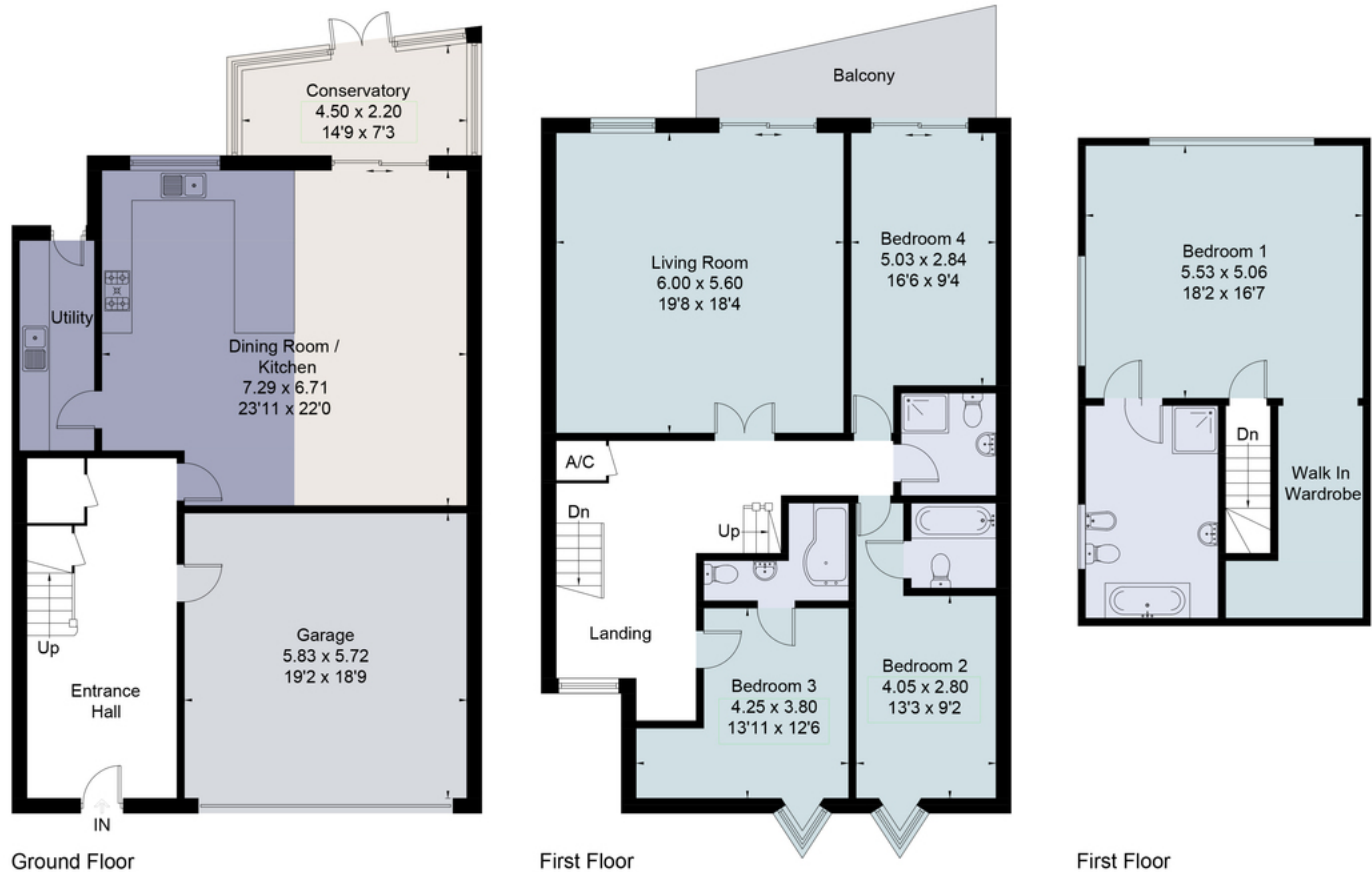
Viewing

Strictly by appointment with
Savills

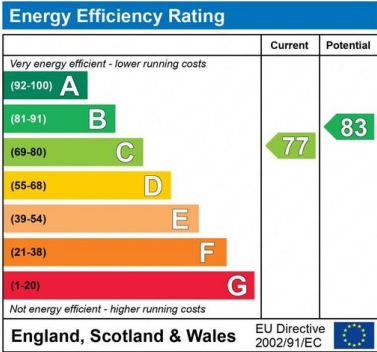




Approximate Floor Area = 284 sq m / 3057 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 291812



Important notice: Savills, their 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 or 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 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22021071 Job ID: 156379 User initials: PL