



HEARNES

WHERE SERVICE COUNTS

**Sandbanks Road, Lilliput
Poole, Dorset, BH14 8EY**



Sandbanks Road, Lilliput, Poole, Dorset, BH14 8EY

Freehold Price £775,000

A wonderful example of attractive Art Deco architecture is this 3/4 bedroom home built in 1938. The property offers many character features such as the original parquet flooring, curved bay to the lounge, naturally coved ceilings, a lovely roof garden which catches the sun throughout the day and a balcony set off the master bedroom. Other added advantages include a detached garden studio, summer house, 2 bathrooms, solar panels, double glazing, gas central heating, double glazed conservatory and a 60ft landscaped rear garden. The property is located in Lilliput within 400m of local shops and 500 metres of Whitecliff Harbourside Park.

- A beautiful 3/4 bedroom Art Deco home constructed in 1938
- Original features include parquet flooring throughout the entrance hall, dining room and lounge, curved bay window and naturally coved ceilings
- Superb kitchen finished with white high gloss units, white stone worktops and includes a range of integrated appliances, including a double oven, hob, chimney style hood, integrated washing machine, integrated dishwasher and walk-in pantry
- Master bedroom with lovely balcony which catches the evening sun
- Shower room and bathroom set on the first floor
- Set on the second floor is the lovely bright and airy 4th bedroom or day room/study opening onto a lovely roof garden
- The 60ft x 30ft rear garden has been landscaped with artificial grass and a large variety of mature tropical trees and shrubs
- Double glazed conservatory
- Purpose built garden studio with solar panels which provide an income of approximately £900 Per Annum
- Summer house is included in the sale
- Double glazing & gas central heating

This wonderful home is located within 500 metres of the harbourside park at Whitecliff and from here there is a waterside walk through Poole Park to Poole Quay with its range of restaurants and bars. The park itself has a children's play area and is ideal for dog walking or just looking at the boats moored at Parkstone Yacht Club. The harbour is also a haven for all sorts of water sports such as kite and wind surfing. Lilliput has a range of shops such as Mark Bennetts Patisserie the local award winning artisan bakers and restaurants such as Koh Thai. Ashley Cross which is a mile away, offers a wide variety of independent shops along with brasseries, restaurants and bars as well as the mainline railway station. The area is well served by excellent schools in both the private and public sectors

COUNCIL TAX BAND: E

EPC RATE: D





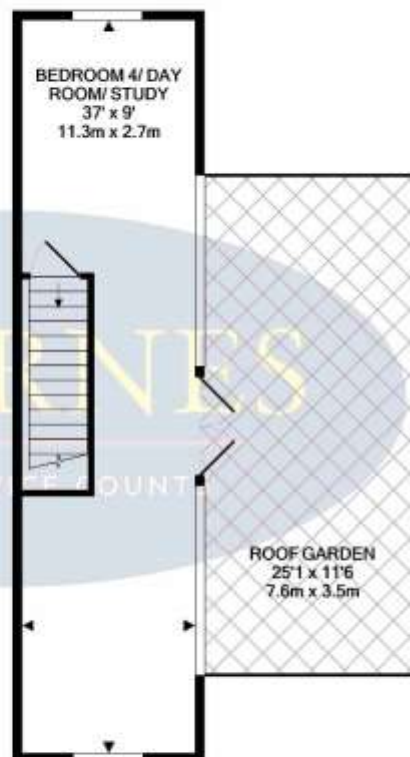




GROUND FLOOR
APPROX. FLOOR
AREA 724 SQ. FT.
(67.2 SQ. M.)



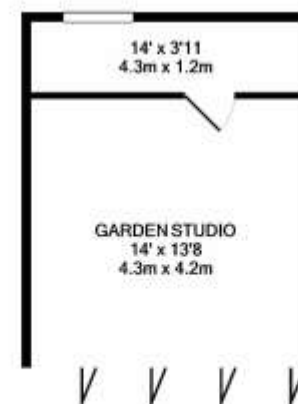
1ST FLOOR
APPROX. FLOOR
AREA 623 SQ. FT.
(57.9 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 658 SQ. FT.
(61.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 2005 SQ. FT. (186.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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