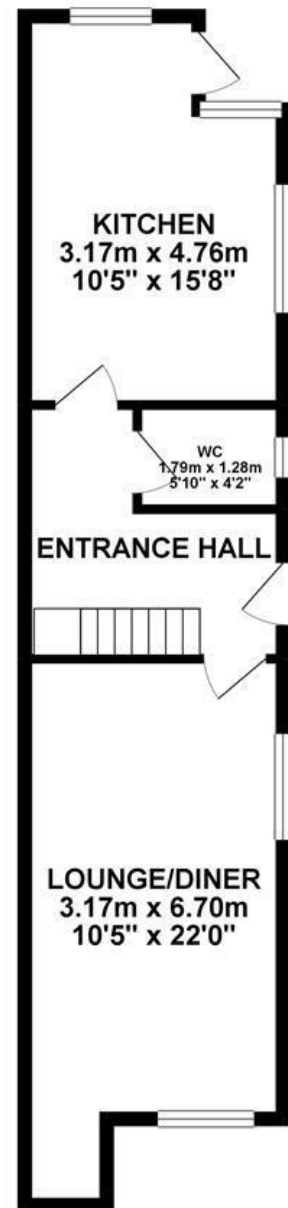
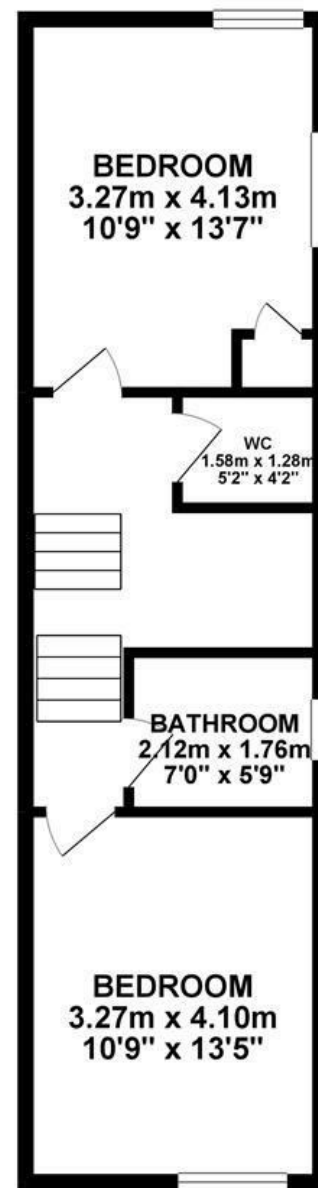


GROUND FLOOR 42.67 sq. m.  
( 459.28 sq. ft. )



1ST FLOOR 42.09 sq. m.  
( 453.08 sq. ft. )



TOTAL FLOOR AREA : 84.76 sq. m. ( 912.36 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE  
113 Commercial Road, Ashley Cross, Poole, BH14 0JD  
14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

#### Canford Cliffs

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EST. 1977

**KEY DRUMMOND**  
ESTATE AGENTS



**18 Lilliput Road, Lilliput, Poole BH14 8JZ**  
**£425,000 Freehold**

An attractive two double bedroom character house situated in a charming setting on the edge of bridleway 72, within the heart of Lilliput and within walking distance of local schools and shopping facilities.

- CHARMING SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SUNNY GARDENS
- UPVC DOUBLE GLAZED WINDOWS
- LILLIPUT SCHOOL CATCHMENT
- SECLUDED POSITION



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, off-licence, restaurants and cafes including an award winning patisserie and delicious Thai restaurant.

Close by is the renowned Salterns Marina offering superb boating facilities, the prestigious Parkstone Golf Club and the Blue Flag beaches of Sandbanks. At the end of 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, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

The accommodation is light and airy throughout and benefits internally from having a duel aspect lounge/dining room, kitchen/breakfast room and WC to the ground floor. The upstairs comprises of two double bedrooms, family bathroom and a separate toilet. A particular noteworthy feature of the property is the sunny garden areas, both to the side and the rear, including a good sized courtyard with room for outside entertaining and AL fresco dining, there is also off road parking for several vehicles to the front and side of the property. This character home is extremely well presented throughout and would make an ideal full time residence or holiday home. As well as the property being in a secluded position, it is also within walking distance to the beaches at Shore Road and Sandbanks and a five minute walk to the end of the lane brings you to Evening Hill where arguably some of the finest views on the South Coast can be enjoyed.

Entrance Hallway

Kitchen

15'8 x 10'5 (4.78m x 3.18m)

Lounge/Diner

22'0 x 10'5 (6.71m x 3.18m)

Cloakroom

5'10 x 4'2 (1.78m x 1.27m )

Bedroom One

13'5 x 10'9 (4.09m x 3.28m)

Bathroom

7'0 x 5'9 (2.13m x 1.75m)

Bedroom Two

11'10 x 10'9 (3.61m x 3.28m)

WC

5'2 x 4'2 (1.57m x 1.27m)

