

**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

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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.



2 Pearce Avenue, Lilliput, Poole BH14 8EQ
Guide Price £1,395,000 Freehold

POPULAR LOCATION close to PARKSTONE YACHT CLUB ** having undergone COMPLETE REMODEL by current owners ** VIEWS ACROSS POOLE INNER HARBOUR ** 5 DOUBLE BEDROOMS ** 2 RECEPTION ROOMS ** LUXURY KITCHEN BREAKFAST FAMILY ROOM ** excellent size WESTERLY ASPECT REAR GARDEN ** POPULAR SCHOOL CATCHMENT **

- CLOSE TO PARKSTONE YACHT CLUB
- SHORT WALK TO HARBOUR SIDE PARK
- MEDIA ROOM
- BEAUTIFULLY APPOINTED
- OPEN PLAN LIVING
- SEPARATE LOUNGE

Location
The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, off-licence, restaurants & 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
On the ground floor via the entrance porch you arrive into a spacious hallway with double height ceilings and feature atrium lighting. To the rear of the property there is a wonderful open plan kitchen, dining, living area which measure 27 ft wide and has sliding doors onto the raised sunny aspect decked area.

The kitchen is a slick handleless design with a range of built-in high-quality appliances, there is also a large kitchen island providing and doubling up as a spacious breakfast bar. Off the kitchen there is also a utility room. Also, on the ground floor is a formal living room/snug, a home office, another reception room and a WC.

The first floor consists of 4 bedrooms, one of which with an en-suite shower room. There is also a very well-appointed family bathroom. The second floor has been dedicated to the master bedroom creating a large, luxury bedroom suite with a high quality en-suite and a generous walk in wardrobe.

Externally to the front there is parking for several cars accessed via an ‘in out’ driveway, there is granted planning permission to build a garage. To the rear is a beautiful landscaped garden which is orientated well and is very level, there is a gate at the bottom of the garden giving easy access to Whitecliff Park and the marina. The raised decked area is the perfect place to enjoy the evening sun and al fresco dine or sit and relax in the hot tub.

GROUND FLOOR

Entrance Hallway
16'11 x 13'9 (5.16m x 4.19m)

Kitchen/Living Room
27'3 x 24'1 (8.31m x 7.34m)

Utility Room
11'8 x 5'11 (3.56m x 1.80m)

Lounge
14'10 x 13'9 (4.52m x 4.19m)

Family/Cinema Room
17'5 x 10'11 (5.31m x 3.33m)

Study
10'11 x 7'11 (3.33m x 2.41m)

Cloakroom
9'10 x 3'10 (3.00m x 1.17m)

FIRST FLOOR

Bedroom Two
15' x 13'7 (4.57m x 4.14m)

En-Suite Shower Room

Bedroom Three
25'11 x 10'11 (7.90m x 3.33m)

Bedroom Four
13' x 11'9 (3.96m x 3.58m)

Bedroom Five
11'10 x 10' (3.61m x 3.05m)

Family Bathroom

SECOND FLOOR

Master Bedroom
15' x 13'1 (4.57m x 3.99m)

Dressing Room
12'1 x 11' (3.68m x 3.35m)

Bathroom
20'4 x 14'5 (6.20m x 4.39m)

