

PS

23 Bingham Avenue, Lilliput, Poole, BH14 8ND

£1,195,000





## 23 Bingham Avenue

Originally built in 1880 and positioned in the sought-after neighbourhood of Evening Hill, this distinctive semi-detached home offers a wealth of charm across approximately 2,157 sq ft of beautifully presented accommodation.

- Former school house built in 1880
- Four bedrooms & three bathrooms
- Country styled solid wooden kitchen with built in appliances
- Spacious utility room and cloakroom
- Three reception rooms
- Working fireplace and marble flooring
- Split-level layout with charming architectural features
- Private balcony off the principal bedroom
- Lots of charm & character
- Impressive landscaped south facing garden
- Driveway for two cars with EV charger
- Short distance to Evening Hill & harbourside
- Approx. 2157 Sq. Ft in accommodation
- Council Tax band: G £3758.23



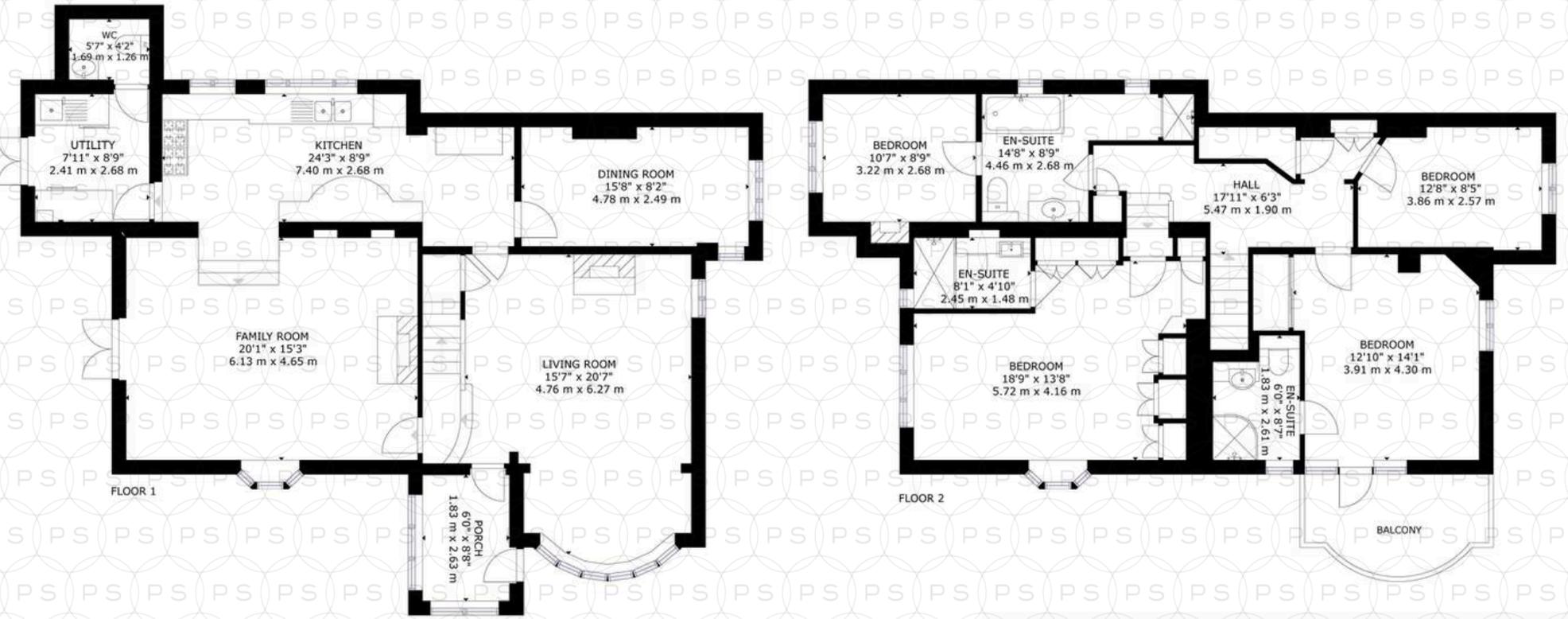
The welcoming entrance lobby leads to three generous reception rooms, ideal for family living and entertaining. A bright lounge with feature bay window and working fireplace is complemented by marble stone flooring and elegant period styling. The adjoining media lounge adds further flexibility, while the dedicated dining room completes the entertaining space.

At the heart of the home lies a solid wood country-style kitchen with breakfast bar and built-in appliances including fridge/freezer, dishwasher and range cooker. A large utility room with sink and plumbing for laundry appliances, plus a separate cloakroom, adds practical convenience. Throughout the home, charming design details such as shallow split-level steps enhance its unique layout.

Upstairs, a split-level landing leads to four well-proportioned bedrooms, including three generous doubles. The principal suite includes bespoke wardrobes and opens to a private balcony overlooking the landscaped south-facing garden. Bedrooms two and three also benefit from fitted storage, while three bathrooms—two of which are en suite—provide ample space for family or guests. Additional storage is found in the airing cupboard and loft.

Externally, the private garden offers an ideal retreat with mature planting and level parterre, while the front of the property provides parking and an electric vehicle charge point. This exceptional residence blends period elegance with modern comfort in one of the area's most desirable locations. Evening Hill is perfectly placed for coastal living, positioned between the harbourfront and the leafy village of Lilliput. Just moments away, Lilliput offers a friendly, well-connected community with popular cafés, restaurants, and independent shops, along with everyday conveniences including a post office and delicatessen. The area is also home to the renowned Salterns Marina and Lilliput Sailing Club, perfect for those drawn to life on the water. Sandbanks Beach and Poole Harbour are nearby, offering Blue Flag waters, coastal walks, and water sports. The property also falls within sought-after school catchments and offers excellent transport links into London.





**GROSS INTERNAL AREA**  
FLOOR 1: 1123 sq.ft, 104 m<sup>2</sup>, FLOOR 2: 1034 sq.ft, 96 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 52 sq.ft, 5 m<sup>2</sup>  
TOTAL: 2157 sq.ft, 200 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

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