

PS

277 Sandbanks Road, Lilliput, Poole BH14 8EY

£4,500 PCM



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Lilliput, Poole

This modern and well-designed spacious family home offers versatile accommodation across three floors, including a stunning bedroom suite on the top floor with a private balcony, perfect for watching sunsets over the water. A summer house/garden office provides a practical solution for those seeking the ideal blend of working from home and enjoying a coastal lifestyle.

- Lovely harbour views from two floors
- Contemporary 4 Double bedroom family home, 2x king suites and 2 x double beds
- Open plan family kitchen / dining room plus separate 20 ft sitting room
- Summer house / gym / office
- Luxury principal bedroom suite
- Low maintenance garden & garage with a pod point electric car charger
- Total area 2,470 sq.ft / 230 sq.m
- Available immediately
- Flexible on furnishing level
- Pets considered
- EPC Rating: D



From the moment you enter, the sense of space is clear, with a large entrance hall and double doors leading into the bright and airy kitchen/dining room. This impressive space features floor-to-ceiling bifold doors opening onto the garden, a contemporary kitchen with integrated appliances, a sociable central island with stone countertops, solar electric thermal blinds, and underfloor heating. Additional practical touches include a pantry and a walk-in utility area with a new hot water tank and water softener. A separate expansive sitting/living room spans the entire width of the house, providing excellent family and entertaining space.

The principal bedroom occupies the entire second (top) floor, complete with a large dressing room, luxurious en-suite, and private balcony overlooking the harbour. The first floor includes a generous king-size bedroom suite with its own en-suite shower room and harbour views, along with two further double bedrooms serviced by a stylish family bathroom with an attractive footed bath. All bedrooms benefit from fitted wardrobes.

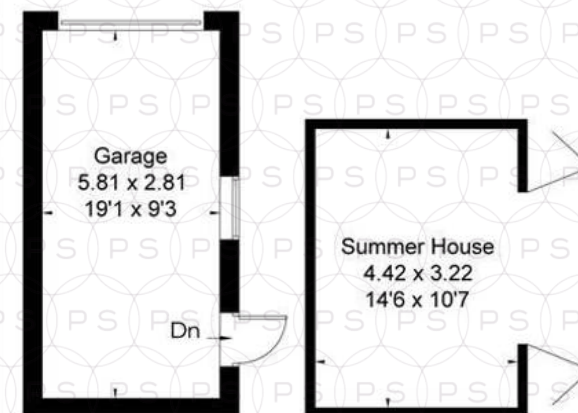
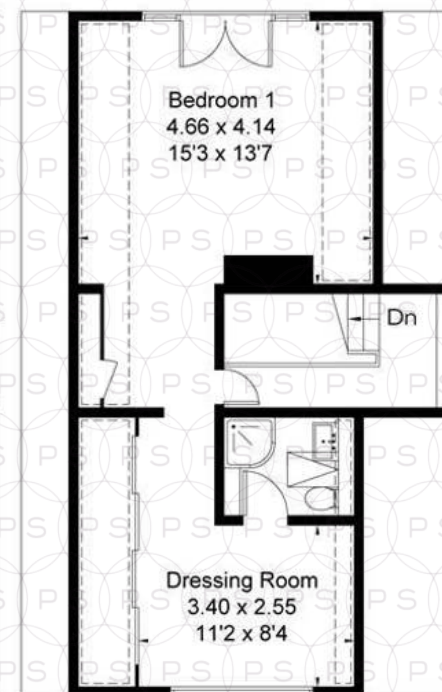
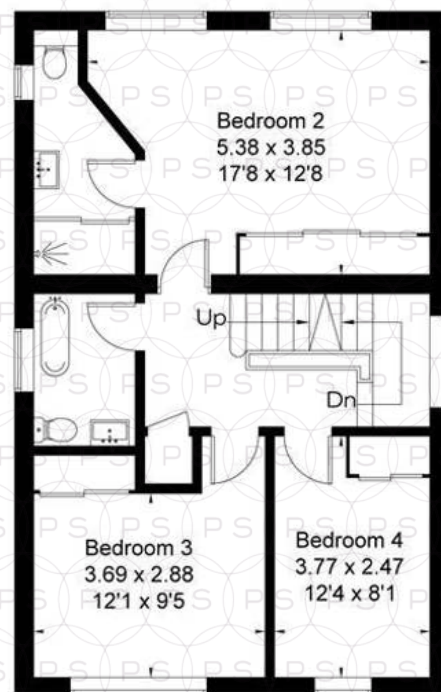
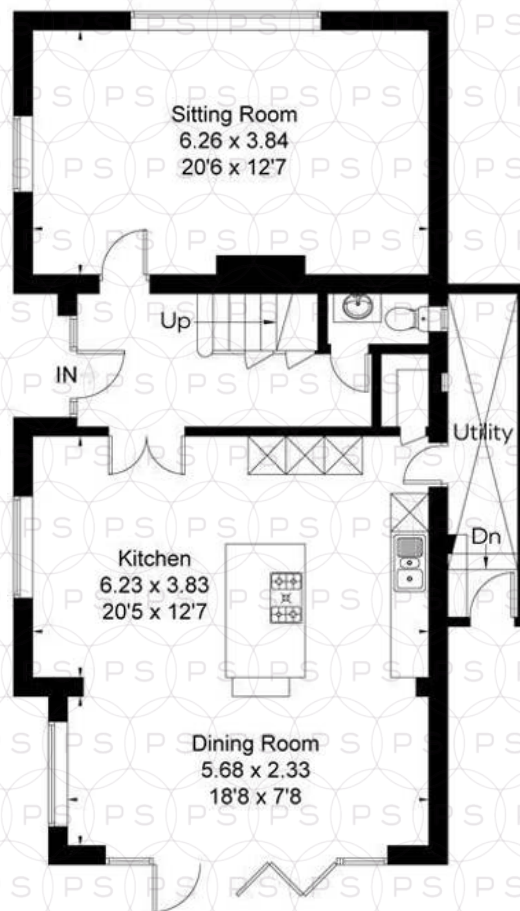
Outside, the low-maintenance garden features a large patio and synthetic lawn leading to a summer house, ideal as an office or gym. The driveway offers parking for several cars and a boat, along with a detached garage.

Location

Perfectly positioned opposite the Blue Lagoon and just 320 metres from the amenities of Lilliput Village—including restaurants, coffee shops, and grocery stores—this home also lies just over 1.5 miles from the beaches of Sandbanks. The property falls within both Lilliput and Baden Powell school catchments, making it an ideal rental for families. Nearby Poole Harbour offers world-class watersports facilities with five yacht clubs/marinas and daily sailings to the Channel Islands and France, while the Sandbanks chain ferry provides access to the Isle of Purbeck and its National Heritage coastline. Two local train stations connect directly to London Waterloo in around two hours, ensuring convenience alongside lifestyle.



Approximate Area = 199.3 sq m / 2145 sq ft
Including Limited Use Area (14.0 sq m / 150 sq ft)
Outbuildings = 30.3 sq m / 326 sq ft
Total = 229.6 sq m / 2471 sq ft



(Not Shown In Actual Location / Orientation)



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