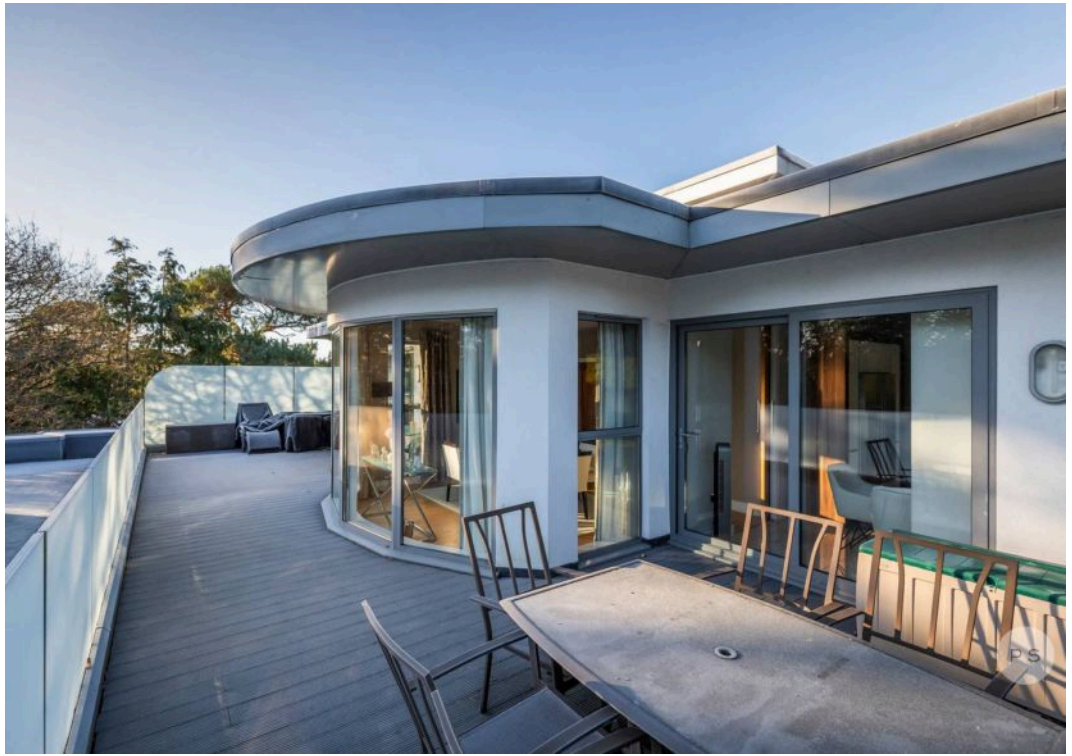


PS

The Penthouse at Brooklyn House, Bingham Avenue, Lilliput - BH14 8FB  
£1,450,000

PS



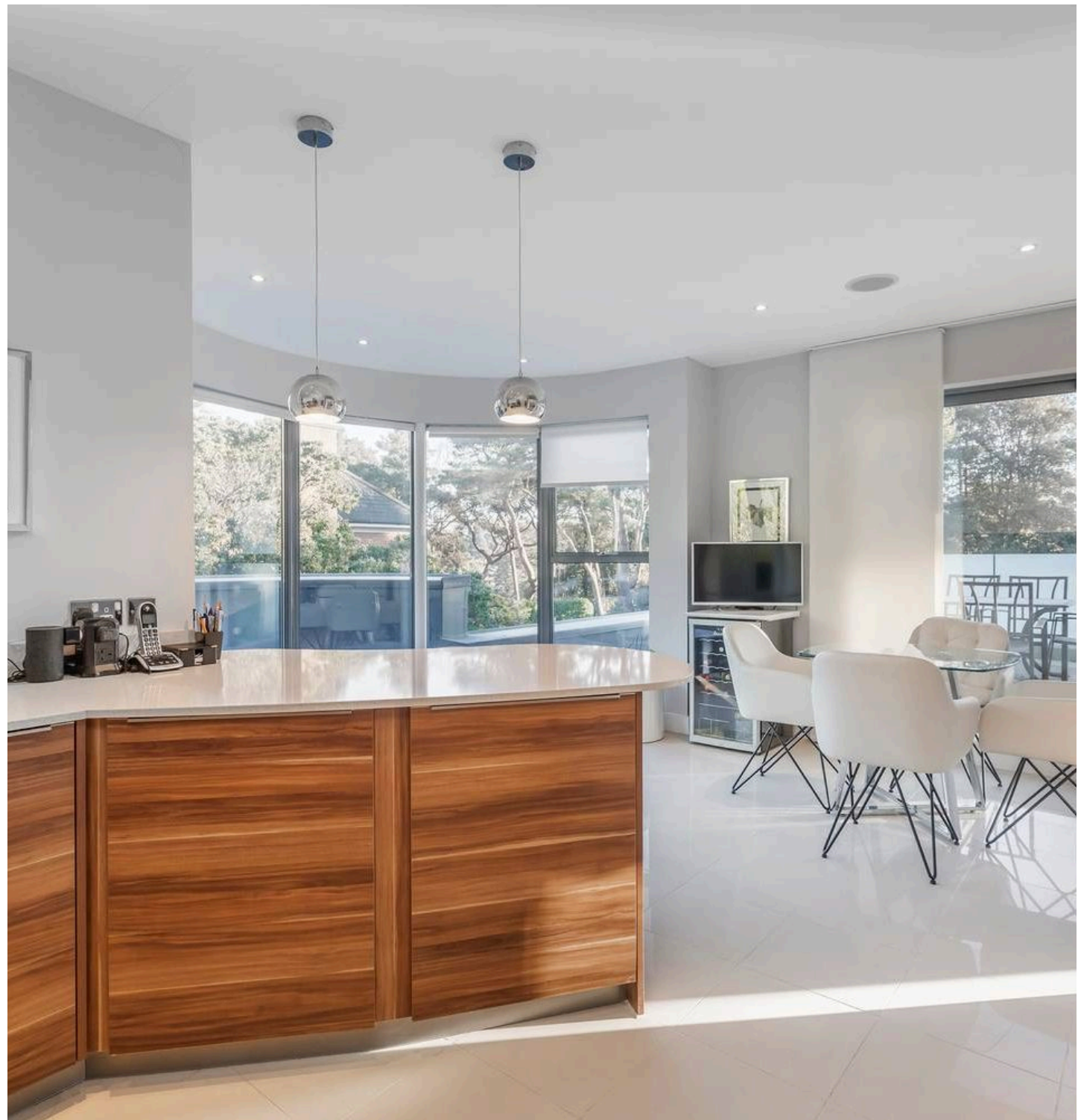




## The Penthouse, Brooklyn House

An exceptional opportunity to acquire a rarely available **three-bedroom penthouse apartment** within one of Poole Harbour's most iconic modern buildings. Offering **direct lift access straight into the apartment**, expansive sun terraces and sweeping **tree-top views**, this is a home that delivers refined coastal living at its very best. The penthouse forms part of the **Brooklyn House**, an exclusive landmark by Towncourt Homes, widely regarded as one of the area's most **prestigious modern apartment developments**. Influenced by **Art Deco styling**, the building makes an immediate impression; its clean lines, circular bays, and simplified architectural form provide a striking contemporary elegance that has stood the test of time. The curved bays channel natural light deep into the principal rooms, ensuring the accommodation feels **bright, airy and expansive** throughout. The layout has been thoughtfully arranged for both everyday living and entertaining. The **dual-aspect open-plan living area** enjoys **harbour glimpses**, excellent proportions and defined **dining and sitting zones**.

- Direct lift access into the penhouse
- Three double bedrooms
- Three en-suite bath / shower rooms
- Two secure underground parking spaces
- Large curved sun balcony
- Kitchen with dining area
- Separate dining room
- Utility room and separate study
- EPC Rating: C / Council Tax Band: G (£3758.23)
- Total area 222 sq.m / 2389.7 sq.ft
- Service Charge £6431 pa

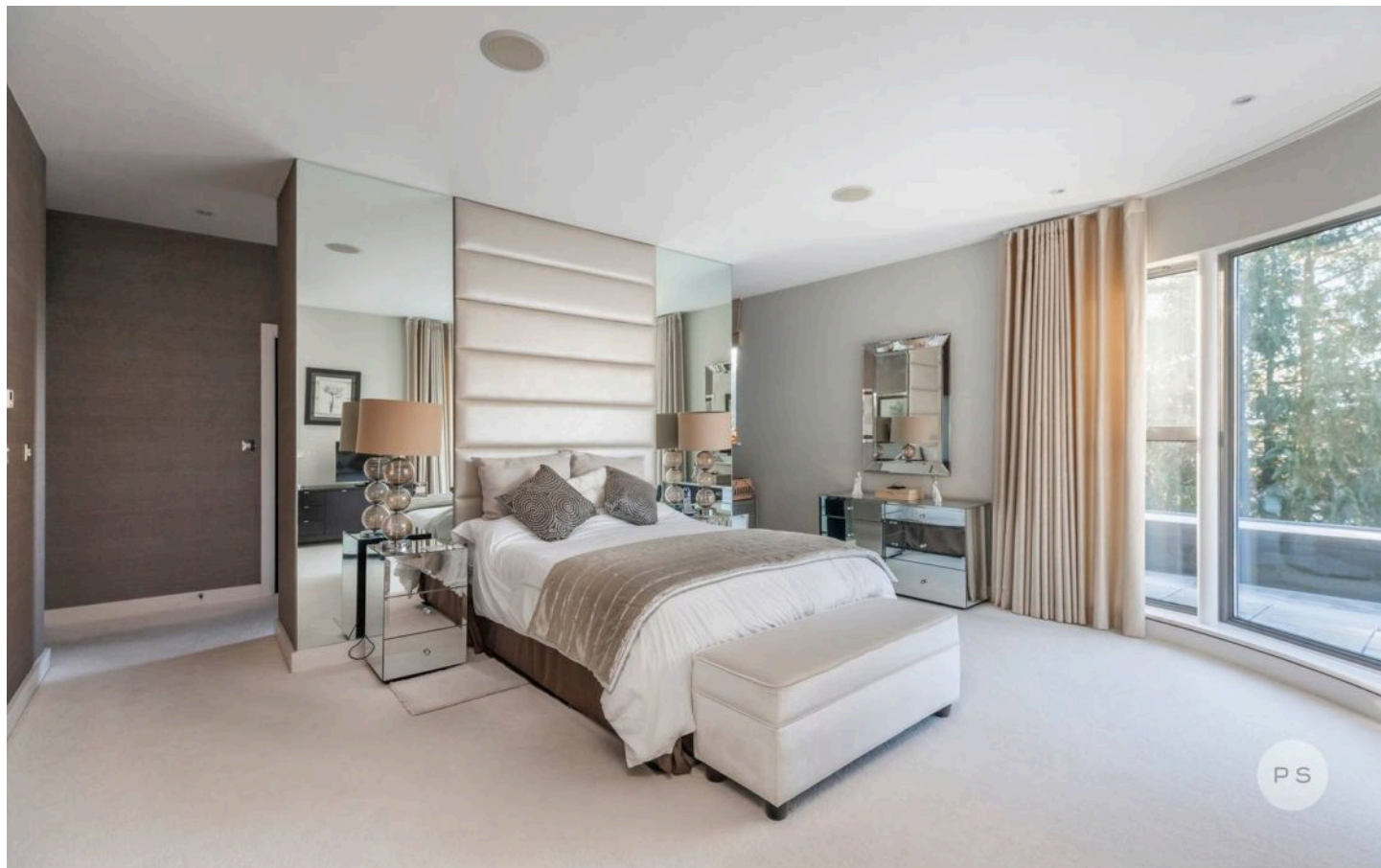




**Double doors** lead through to a separate **study**, offering flexibility for remote working or quiet reading. The **kitchen/breakfast room** is well-sized and features a **breakfast bar** and comfortable **dining nook**; it opens directly onto the balcony and is linked to the dining room via a discreet **pocket door**, allowing the living spaces to flow seamlessly. This arrangement makes the apartment particularly well-suited to hosting, with the principal rooms connecting effortlessly and supported by a practical **utility room**. All **three double bedrooms** enjoy **private en-suite bath or shower rooms**, ensuring exceptional comfort for both owners and guests. Further features speak to the level of care and investment seen throughout the apartment, including a discreet **modern air-filtration system**, **gas-fired underfloor heating**, **powder-coated aluminium windows**, **American oak flooring**, **walnut joinery**, bespoke **Italian designer wardrobes** and a sleek **rational kitchen** with **stone worktops**.

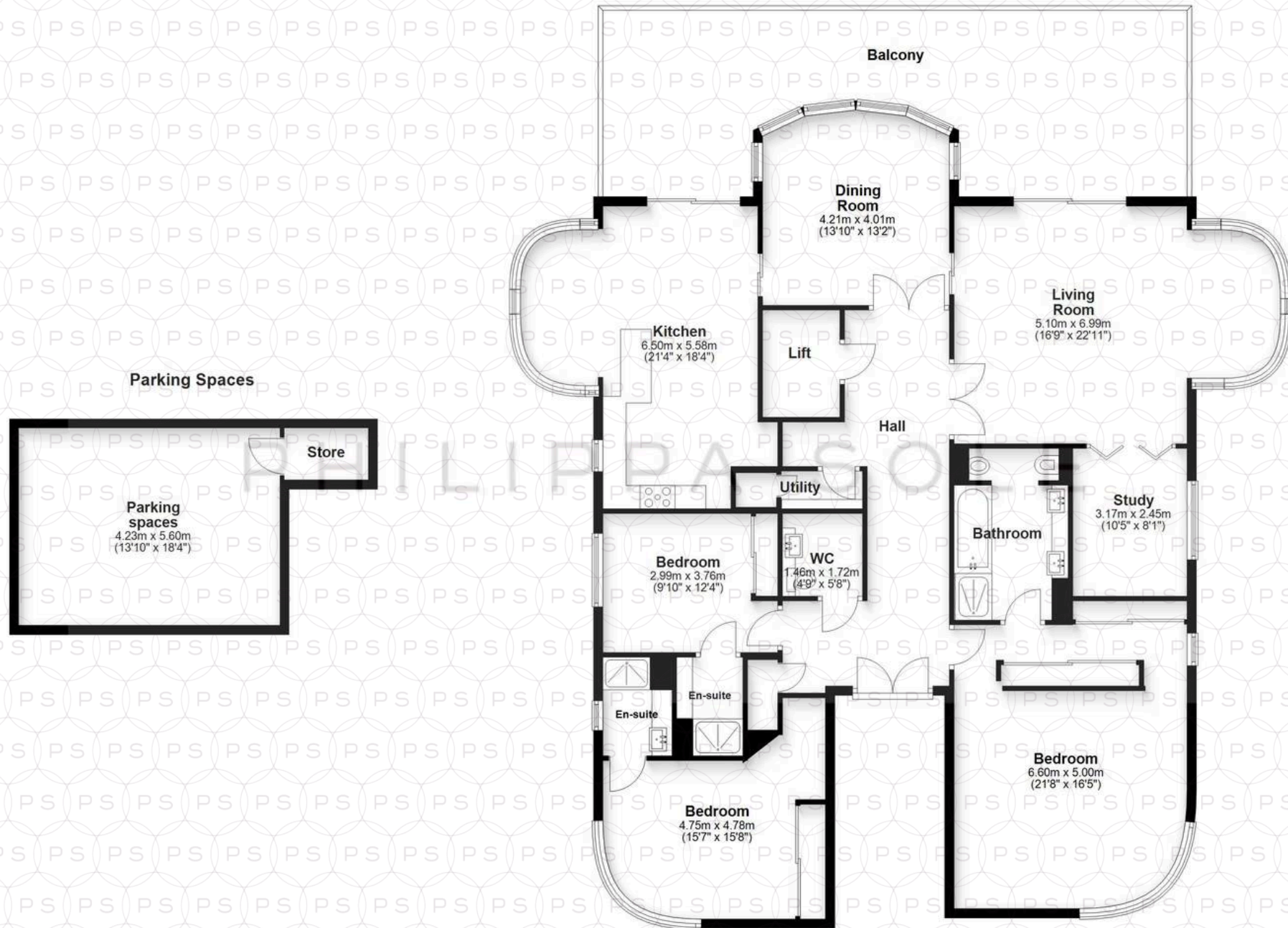
Externally, the penthouse benefits from **two privately demised underground parking spaces**, a **lockable store**, and convenient **communal cycle storage**. Offered with **no forward chain** and with the potential to acquire select furnishings by separate negotiation, the property presents an attractive turnkey opportunity for those seeking an immediate harbour base or second home. Positioned on **Bingham Avenue**, the property is perfectly placed for access to **Poole Harbour**, with a convenient **footpath leading onto Shore Road**, placing the water's edge within a short stroll. Harbourside walks, paddle-boarding and sailing are all immediately accessible, alongside nearby beaches and scenic coastline.

Canford Cliffs and Ashley Cross offer a selection of boutique shops, cafés, and restaurants. **Branksome railway station** is within easy reach and provides **direct services to London Waterloo** with journey times from approximately **two hours**, making the apartment well suited to both commuters and second-home owners seeking a coastal retreat.





## Top Floor



Total area: approx. 222.0 sq. metres (2389.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel. 01202 556006)  
Plan produced using PlanUp.

Flat 11, Brooklyn House, 2 Bingham Avenue, -





## Philippa Sole Ltd

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