

Blake Dene Road, Lilliput, BH14 8HF



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ESTATE AGENTS

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What it's got.

An exciting & rare opportunity to acquire this 3 bedroom detached bungalow with approved planning for a super home. This property presents the perfect self build opportunity or project for those looking to create their dream home. Situated in a prime location, the property offers delightful harbour views, providing a serene and scenic backdrop.

Inside, the property features a spacious open plan kitchen/lounge/diner, creating a great sociable living space. The three double bedrooms provide ample room for family living, and the property benefits from a large south facing garden that has been expertly landscaped, perfect for outdoor entertaining and enjoying the sun-drenched days. Additionally, there is a detached office/annexe/garden room, offering flexible usage options to suit various needs.

Located in the sought-after areas of Lilliput and Baden Powell school catchment, this property is also conveniently located close to local amenities, including shops, restaurants, and transport links. Overall, this property presents a unique and exciting opportunity for homeowners to customise and create their ideal living space, while also enjoying the stunning views and landscaped outdoor space. Don't miss out on this fantastic investment opportunity. Arrange a viewing today and explore the potential this property has to offer.

Agents Note-

The current sellers have acquired full planning permission to extend and remodel the existing to create a luxury 4 bedroom contemporary home boasting 2400 Sq. Ft designed by Marlow Architects. Please visit the link for more details:

https://boppa.poole.gov.uk/online-applications/applicationDetails.do?keyVal=_POOLE_DCAPR_269754&activeTab=summary

Application Reference : APP/23/01317/F





What the owner says.

“We brought the property as the plot was unique, being next door to the allotments with only one neighbour and on the southern side of the road, with good sized useable garden and potential for amazing sea views and redevelopment potential. Also being a short walk to Lilliput is really handy for nipping out to get bread/milk (bottle of wine!) with a good chippy and Koh Thai nearby too.”

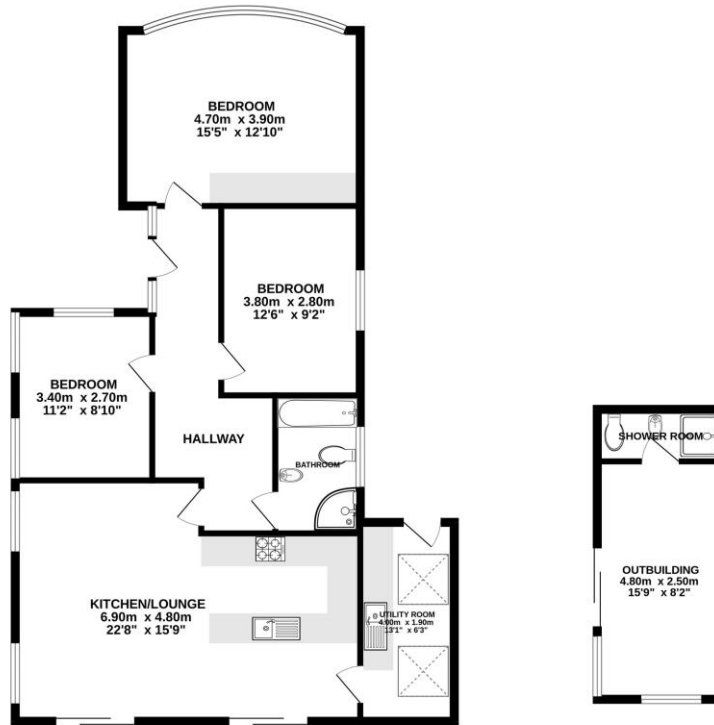


Where it is.

Perfectly positioned with everything you want in easy reach. Within a few hundred yards you will find Lilliput parade with its array of shops including the award winning Mark Bennetts patisserie, Koi Noi thai restaurant, T J's fish & chip shop, tesco express to name a few. From here you can walk down down to Salterns marina/ the harbour. The local Infant & Junior school are both in walking distance. A short walk, drive or cycle you will find the blue flags beaches of Sandbanks, Poole. Both Poole & Bournemouth town centre can be easily reached.



GROUND FLOOR
105.1 sq.m. (1131 sq.ft.) approx.



TOTAL FLOOR AREA: 105.1 sq.m. (1131 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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Technical bits.

- Approved planning for super home
- 1131. Sq ft of accommodation
- Energy rating – D
- Three bedrooms
- Perfect self build opportunity or project
- Harbour views
- Open plan kitchen/lounge/dining room
- Large landscaped south facing garden
- Detached office/annexe/garden room
- Lilliput & Baden Powell school catchment

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.