

68 Brownsea View Avenue, Poole, BH14 8LQ



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What it's got.

Introducing a rare opportunity to own a truly remarkable property perched in a sought-after location in Lilliput. This exceptional 4 Bedroom Detached House boasts an impressive 3509 Sq. Ft of living space spread across three floors, offering unparalleled luxury living with stunning 180-degree views of Poole Harbour stretching across to Sandbanks.

Elegantly styled and tastefully decorated throughout, this substantial residence features a spacious & airy open plan kitchen/lounge/diner on the top floor with sliding patio doors onto the large South Westerly facing terrace boasting the most amazing views of Poole Harbour, Sandbanks and the Jurassic coast, ideal for entertaining & al-fresco dining while enjoying the panoramic vistas. The bespoke kitchen has top of the range built in appliances, ample storage & work top surface space and a breakfast bar island. The remainder of the room lends itself well to both living & dining furniture.

On the first floor, you will find four double bedrooms, two of which have their own modern en-suites and built in wardrobes and the main bathroom serves bedroom three & four. From this level you have access to the rear garden. Convenience meets luxury with a ground floor starting off with a 'hotel style' reception leading onto the integrated garage. There is gym, separate office and shower/steam room and cinema/family room, catering to all your lifestyle needs. A lift and stairs provide easy access to all floors, ensuring seamless movement within the property.

To the rear there is a tiered garden with artificial grass area with direct access from bedroom 3 & 4 then steps lead up to the deck where you will find a lawned area and benefit from the views, great for bbq's and social gatherings. There is access from the rear to the front. The gated driveway provides off road parking for several cars. Envisioned for the discerning buyer seeking exclusivity and sophistication, this property beckons those with a taste for the extraordinary. Viewing is highly recommended to fully grasp the magic that this residence exudes.

Do not miss this unique opportunity to own a piece of paradise in one of the most sought-after areas in Lilliput. Experience luxury, comfort, and enchanting views in this exceptional property that transcends expectations.

Agents Note- We are advised the solar panels are on a FIT contract until 2036 and the owners receive an average of £1,800 per year income (as well as solar reducing usage).





What the owner says.

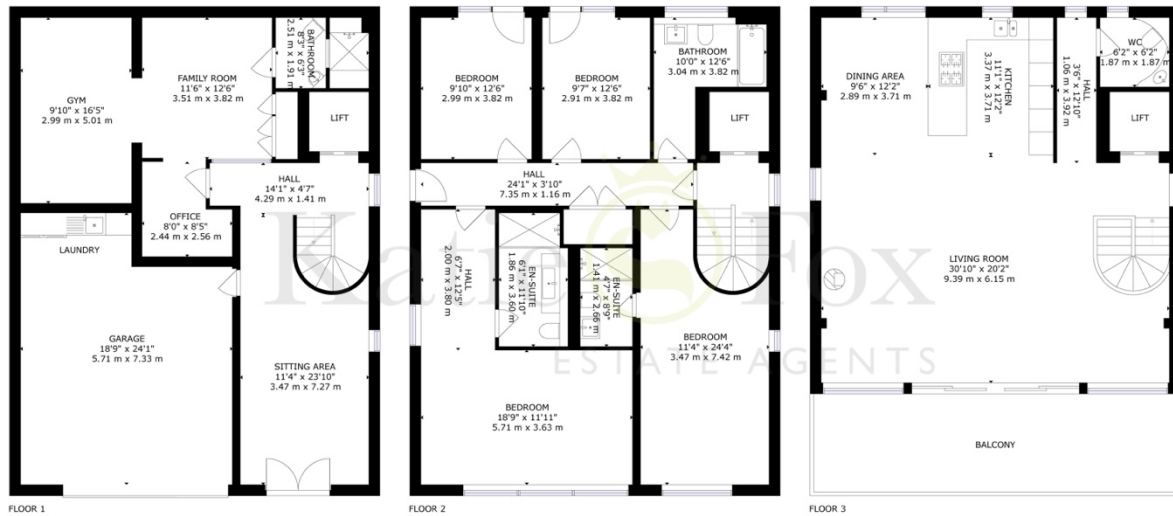
“What makes this house truly special is the view. The photographs hadn’t done it justice, and it took our breath away on the first viewing. The living space is such an uplifting place to spend time, watching the boats come and go to Brownsea Island, the summer fireworks on Poole quay or even the winter storms rolling in. The south west facing balcony gets the sun all day and means the house is always bright. We love spending the summer months with the doors open until the sun drops out of the sky. Its an absolute treat to watch the sun setting, from the balcony or the sofa, and even after 8 years the novelty hasn’t worn off (be warned a sunset beer/wine is a very easy habit to slip in to!)

The back garden is a completely private, sheltered sun trap great for morning coffee and in our case, table tennis. The house offers so much space and the separate ground floor lounge has been perfect for our growing teens, giving them their own space without disturbing anyone else. The lift means you never have to carry your shopping upstairs, and is very much appreciated by the grandparents too!

BSVA is a peaceful, quiet road but you’re only minutes away on foot from the shops, a fantastic bakery, the marina and restaurants. We have woods just behind the house, great for those with dogs and are lucky to have wonderful neighbours. We will all miss this house hugely!”

Where it is.

Situated in one of the areas most prestigious locations, just a short walk to the waters-edge of Poole harbour & Salterns Marina. Perfectly positioned with everything you want in easy reach. The local infant school is just a walk away and in the other direction 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. From here you can walk down to Salterns marina/ the harbour. A short walk, drive or cycle you will find the blue flags beaches of Sandbanks, Poole. Both Poole & Bournemouth town centres can be easily reached. Residents can enjoy the tranquillity of the neighbourhood while still having everything they need at their doorstep. Furthermore, being part of the Baden Powell school catchment area adds to the appeal of this prime location.



GROSS INTERNAL AREA
 FLOOR 1: 1274 sq.ft, 118 m², FLOOR 2: 1274 sq.ft, 118 m², FLOOR3: 996 sq.ft, 93 m²
 EXCLUDED AREAS: BALCONY
 TOTAL: 3544 sq.ft, 329 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Technical bits.

- Impressive 3509 Sq. Ft in accommodation inc garage
- Stunning 180-degree views of Poole Harbour across to Sandbanks
- Substantial detached house over three floors
- Four double bedrooms & four bathrooms
- Lift & stairs to all floors
- Stylishly & tastefully decorated throughout
- Energy rating C – Solar Panels
- Generous open plan kitchen/lounge/diner with terrace on top floor
- Garage plus gym/office/cinema room on the ground floor
- Sought after location within 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.