



£895,000

Flat 12 Salterns Way, Lilliput, Poole, BH14 8FT

  
EST. 1977  
**KEY DRUMMOND**  
ESTATE AGENTS



# Flat 1

2 Salterns Way, Lilliput, Poole, BH14 8FT

Stunning ground-floor duplex with private garden, balcony, and air conditioning. Around 1,800 sq ft with three bedrooms, two bathrooms, and a superb open-plan living space. Premier Lilliput address near Salterns Marina. No chain.

- DUPLEX APARTMENT (GROUND & FIRST FLOOR)
- THREE DOUBLE BEDROOMS
- IMPRESSIVE MAIN BEDROOM SUITE
- HUGE OPEN PLAN LIVING SPACE
- SUNNY TERRACE
- TWO PARKING SPACES
- GATED DEVELOPMENT
- CLOSE TO LILLIPUT AMENITIES

Local Authority , Tax Band , Tenure: Share of Freehold



## *Lilliput*

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

## *Property Comprises*

Located at Two Salterns Way, this boutique development offers an exclusive collection of contemporary apartments and penthouses, crafted by Fresh Developments to deliver







modern coastal living at its finest. The area's vibrant lifestyle is on your doorstep — with artisan bakeries, independent coffee shops, and restaurants just moments away, while the marina and waterside walks are literally at the end of the road.

The apartment features a premium specification including a designer kitchen with stone worktops and integrated Miele appliances, elegant porcelain-tiled bathrooms, bespoke fitted wardrobes in the master suite, and CAT 6 wiring to principal rooms. Additional highlights include underfloor gas central heating, two secure parking spaces, and the balance of a 10-year structural warranty.



This impressive duplex offers the perfect blend of luxury, space, and location — ideal for those seeking a stylish coastal home in one of Poole's most desirable neighbourhoods.

# Floorplan

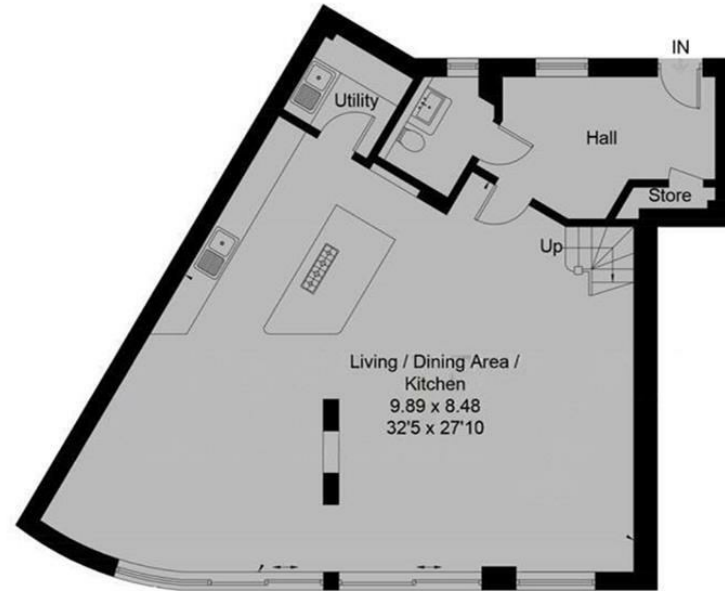
Apartment 1, Two Salterns Way  
Lilliput, Poole, BH14 8FT

**GROSS INTERNAL AREA**

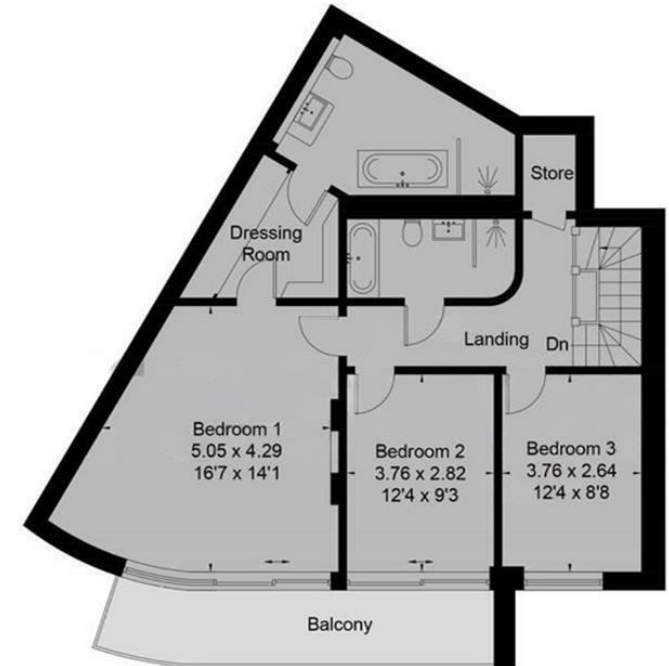
Apartment: 1,783 sq. ft / 166 m<sup>2</sup>

Balcony: 121 sq. ft / 11 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

