



£1,395,000

Skyliner, 5 Dorset Lake Avenue, Lilliput, Poole, Dorset, BH14 8HX



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Dorset Lake Avenue, Lilliput, Poole, Dorset, BH14 8HX

****HARBOUR VIEWS**** A BRIGHT AND SPACIOUS brand new property situated in the HEART OF LILLIPUT. The house spans over THREE FLOORS, boasting FOUR DOUBLE BEDROOMS, HIGH END FITTINGS THROUGHOUT and VIEWS of Poole Harbour and Brownsea Island.

- STUNNING HARBOUR VIEWS
- HIGH END FITTINGS THROUGHOUT
- PREMIER LILLIPUT LOCATION
- BRAND NEW PROPERTY
- INTEGRAL GARAGE AND DRIVEWAY
- UNDERFLOOR HEATING

Local Authority , Tax Band , Tenure: **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. Salterns Marina is close by, as 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 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, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road while Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

Skyliner is the latest luxury lifestyle home from renowned developer Fortitudo, known for crafting some of the area's most stylish new residences. This exceptional property is no exception, offering a prime location just a short stroll from the amenities of Lilliput and the tranquil, sheltered waters of Poole Harbour, accessible via the iconic Salterns Marina. The golden beaches of Sandbanks are also nearby, making this one of the most sought-after locations on the South Coast.

Nestled on Dorset Lake Avenue, a wide and peaceful street lined with luxury homes and seaside retreats, Skyliner spans an impressive 2,535 sq ft across three beautifully designed floors.





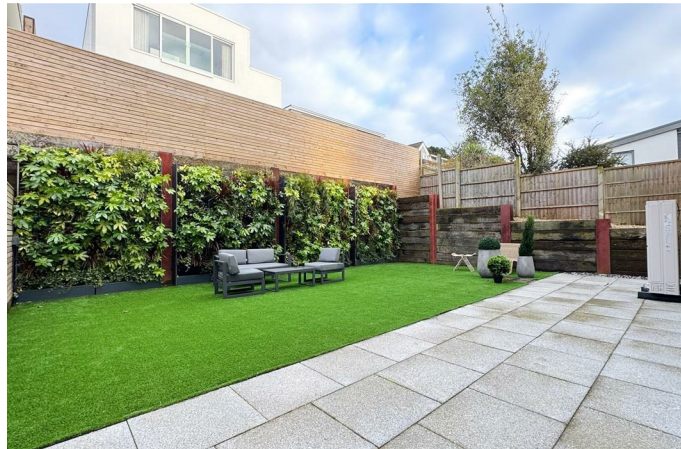


On the ground floor, a spacious entrance hall leads to a stylish bedroom suite with bi-fold doors opening onto an enclosed courtyard garden. This level also features a large integral garage, ideal for storing watersports equipment.

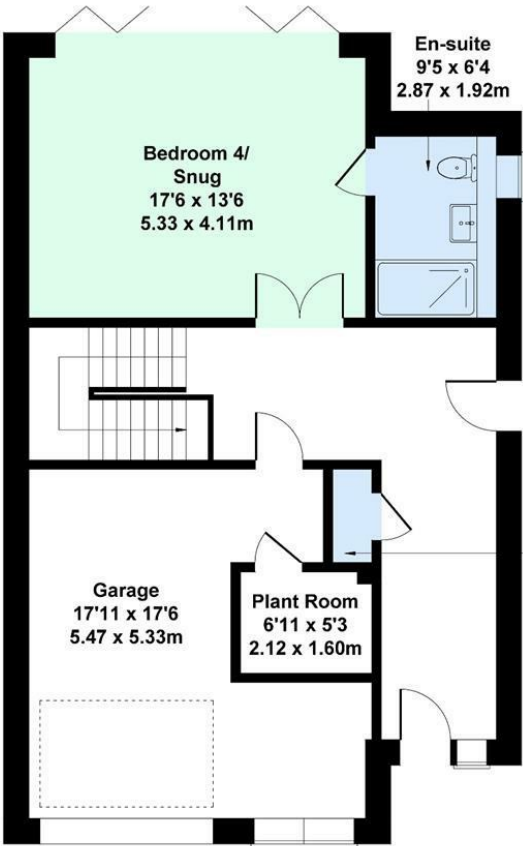
The first floor is home to three additional bedrooms, including the principal suite, which boasts a luxurious dressing area and a stunning en-suite bathroom.

Perched on the top floor, the main living space takes full advantage of breathtaking harbour views. The expansive, open-plan lifestyle room features a designer kitchen with a central island, plus dedicated areas for dining and relaxed living. A separate snug/home office and a utility room complete this level.

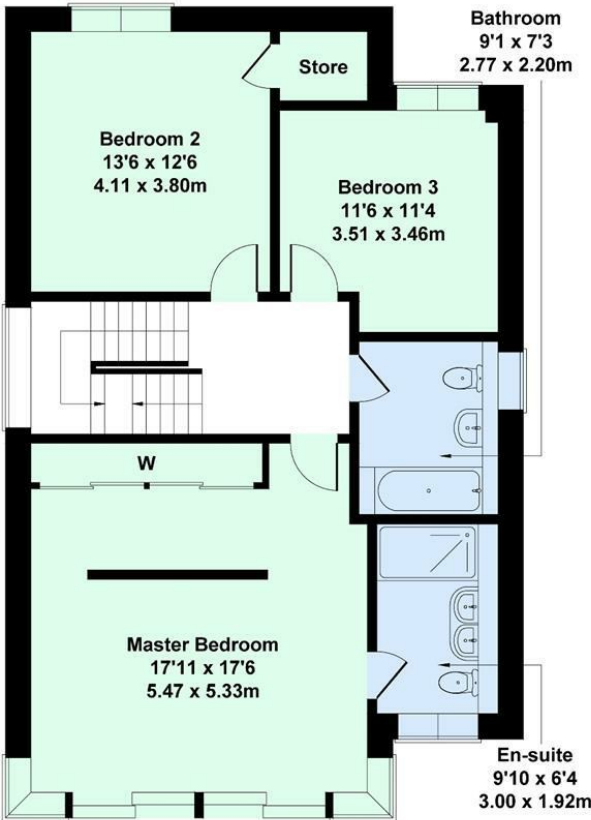
Stylishly appointed throughout, Skyliner is an outstanding choice for a full-time residence or an elegant seaside retreat.



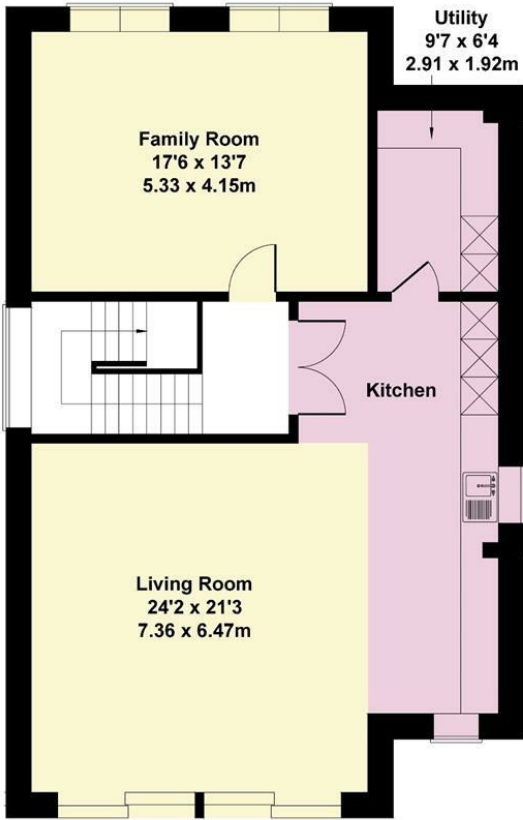
Skyliner, 7 Dorset Lake Avenue
Approximate Gross Internal Area
2454 sq ft - 228 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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 firms 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

