

32B Salterns Way

Lilliput  
Poole, Dorset  
BH14 8JR



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£1,595,000

Situated directly on the waters edge on one of the UK's most desirable stretch of coast line and with a fabulous Mediterranean feel, Skye forms part a small and exclusive development of just four contemporary and stylish apartments with direct water access.

## *Summary of Accommodation*

No Chain

Stunning Duplex penthouse apartment

Extending to 2,359 sq ft of accommodation

1,375 sq ft of sun terracing

Fabulous kitchen/breakfast room

3 double bedrooms, 3 bathrooms (2 en-suite)

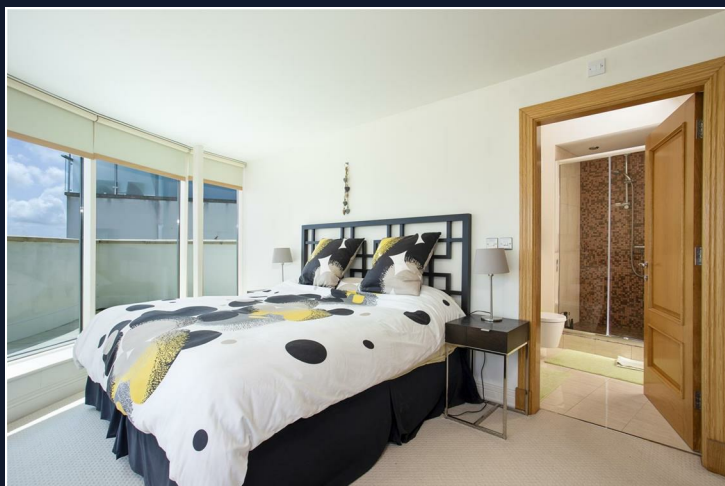
No pets allowed

Panoramic harbour views

Gated driveway

Sandbanks beach approx 1.3 miles





With living accommodation extending to 2,359 sq ft and two fantastic sun terraces, which together add an additional 1,375 sq ft of outside space, from which one can while away the hours in the sun and enjoy the most magnificent views across Poole Harbour. This stunning property would make an ideal main or lock up and leave holiday home by the sea.

With it's own private entrance, there is a personal passenger lift or a semi circular staircase leading to the upper two floors.

On the first floor, there is a beautiful Miele fitted kitchen with Corian worktops, breakfast bar and integrated appliances, a large open plan living/dining area and a guest bedroom as well as the family bathroom.

On the second floor there is another guest bedroom with it own en-suite facilities and the principal bedroom suite with dressing area and a luxurious bathroom by Ripples of Westbourne.

Lilliput shopping parade is just around the corner and a short level walk away and boasts the Award winning Mark Bennetts artisan bakery and coffee shop as well other places to eat and several mini supermarkets.

There is allocated parking for several vehicles and the perfectly manicured communal lawn leads directly to the waters edge.

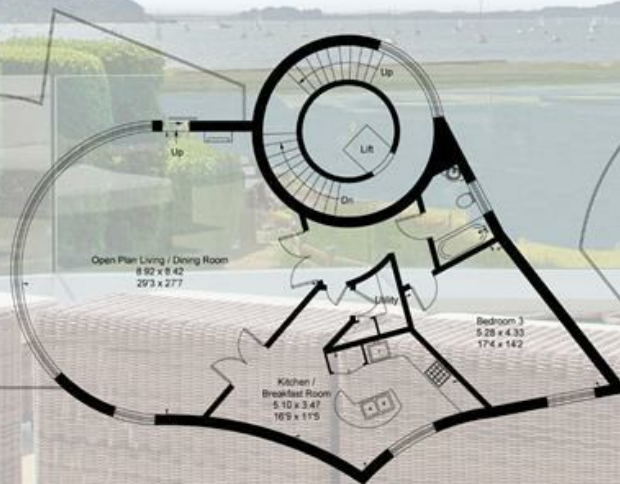
With no forward chain, an internal viewing is highly recommended to see all that this beautiful home has to offer.

Holiday lets are not permitted under the terms of the remainder of the 999 year lease which comes with a share in the freehold.

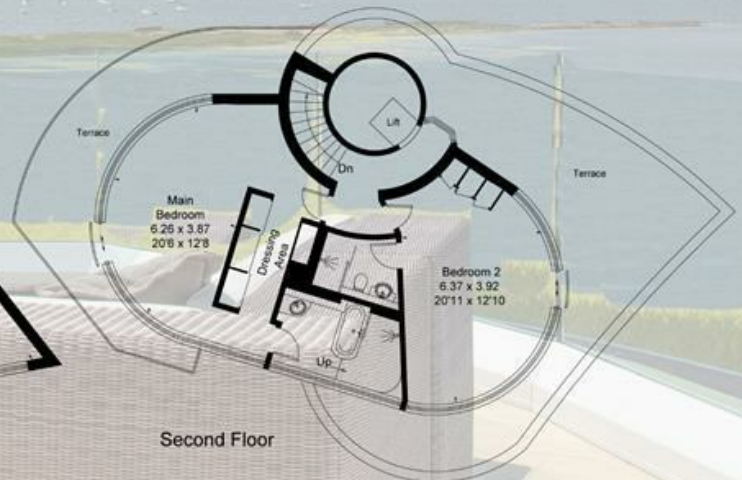
Approximate Area = 219.2 sq m / 2359 sq ft  
Outside Terracing = 127.7 sq m / 1375 sq ft



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 320446

## Lloyds Property Group

PROPERTY NAME

32B Salterns Way

LOCATION

BH14 8JR

TOTAL FLOOR AREA

2395.00 sq ft

COUNCIL TAX

Band H BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3503

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*