



SALTERNS WAY

LILLIPUT



INTRODUCING TWO SALTERNS WAY AN EXCITING DEVELOPMENT LOCATED IN LILLIPUT

An impressive new development of 16 luxury two and three bedroom apartments.

CONTENTS

04. Introducing the Development

06. The Location

08. The Finer Details

10. Site Map

11. Floor Plans

27. About Fresh Developments

28. Sales Agent

OUTSTANDING HOMES FINISHED TO THE HIGHEST SPECIFICATION

Located on one of the UK's most desirable stretches of coastline, this development offers a rare and exciting opportunity to own an outstanding property in the heart of Lilliput.

Fresh Developments have an enviable reputation for attention to detail – offering you the perfect home.

Innovative apartment designs transform interior spaces into exquisite homes, tailored toward contemporary open plan living.





SITUATED IN A SOUGHT AFTER LOCATION

Two Salterns Way is located on one of the most desirable stretches of coastline the UK has to offer – noted by residents and visitors alike for its natural beauty.

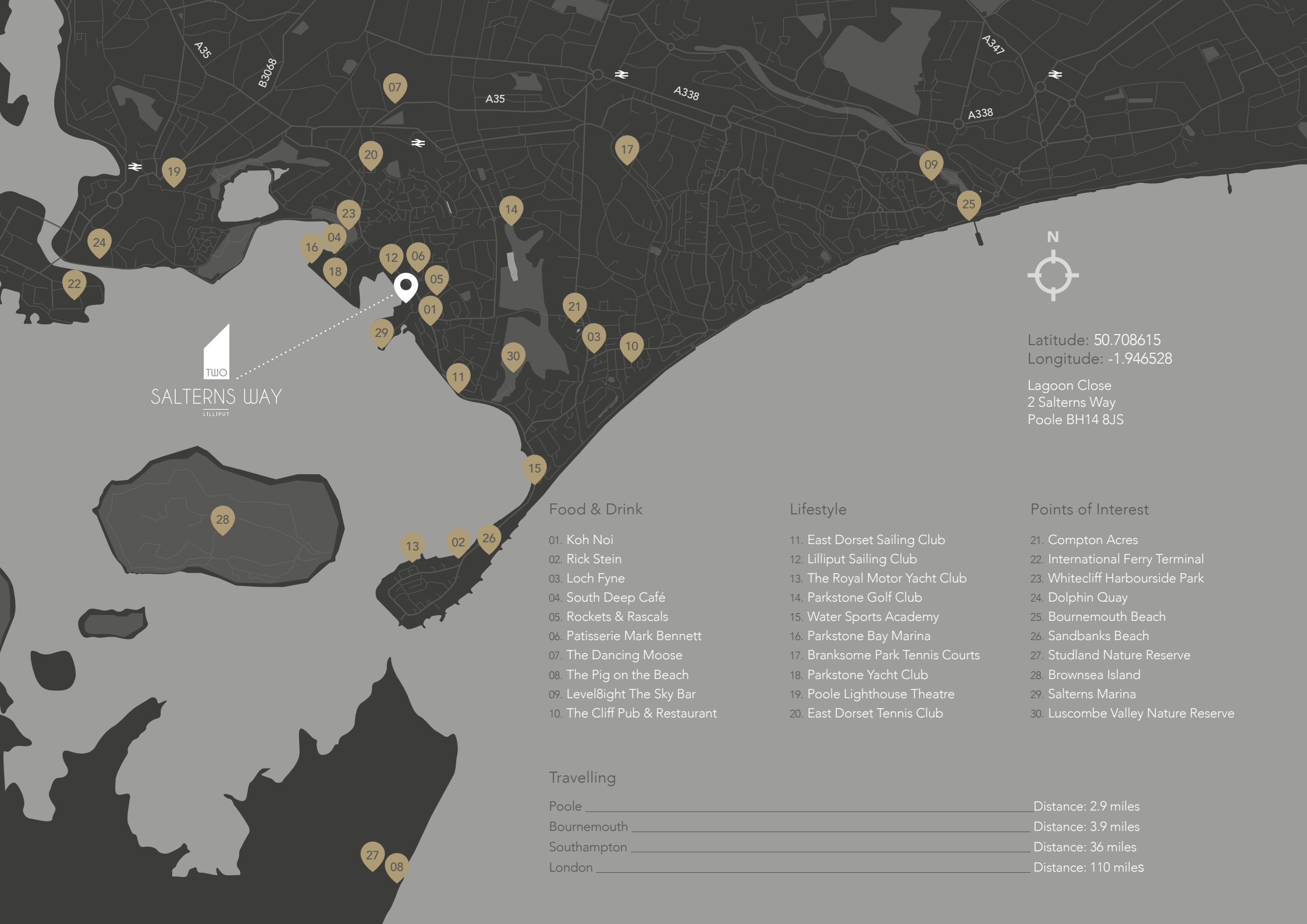
Nestled between the golden sands of Sandbanks Beach and bustling Salterns Marina, a number of distinguished restaurants line the shore. Notably Rick Stein, with stunning views across the waterfront, offering classic dishes and fine cocktails, and the award-winning Pig On The Beach on the fringe of the nearby Purbecks and Jurassic Coast World Heritage Site – an area of outstanding natural beauty.

Top class marinas, cafés, and patisseries are within walking distance. International transport links are just a short drive away.

The area's yachting heritage ensures a host of water sports, readily available to all those looking to embrace the waters of this world-class coastline.

Rest and relaxation is nearby with a host of neighbouring acclaimed golf courses, sailing clubs and spas.





TWO
SALTURNS WAY
LILLIPUT



Latitude: 50.708615
Longitude: -1.946528

Lagoon Close
2 Saltorns Way
Poole BH14 8JS

Food & Drink

- 01. Koh Noi
- 02. Rick Stein
- 03. Loch Fyne
- 04. South Deep Café
- 05. Rockets & Rascals
- 06. Patisserie Mark Bennett
- 07. The Dancing Moose
- 08. The Pig on the Beach
- 09. Level8ight The Sky Bar
- 10. The Cliff Pub & Restaurant

Lifestyle

- 11. East Dorset Sailing Club
- 12. Lilliput Sailing Club
- 13. The Royal Motor Yacht Club
- 14. Parkstone Golf Club
- 15. Water Sports Academy
- 16. Parkstone Bay Marina
- 17. Branksome Park Tennis Courts
- 18. Parkstone Yacht Club
- 19. Poole Lighthouse Theatre
- 20. East Dorset Tennis Club

Points of Interest

- 21. Compton Acres
- 22. International Ferry Terminal
- 23. Whitecliff Harbourside Park
- 24. Dolphin Quay
- 25. Bournemouth Beach
- 26. Sandbanks Beach
- 27. Studland Nature Reserve
- 28. Brownsea Island
- 29. Saltorns Marina
- 30. Luscombe Valley Nature Reserve

Travelling

Poole	Distance: 2.9 miles
Bournemouth	Distance: 3.9 miles
Southampton	Distance: 36 miles
London	Distance: 110 miles

THE FINER DETAILS

Contemporary apartments, individually designed, built using the finest materials. A luxurious finish and attention to detail ensure high-quality and stylish living – with panoramic harbour views available from all upper floors.

Interior Finishes

- Modern grey veneer internal doors with contemporary door furniture
- Luxury Karndean flooring to entrance hall, kitchen and living areas
- Deep pile fitted carpets to all bedrooms

Kitchen & Utility

- Custom designed kitchens by Armony, with real wood and lacquer finishes
- Soft-close doors and large pan drawers
- Modern profile quartz worktop and upstands
- Undermounted granite sink
- Miele oven, combination microwave oven and panoramic induction hob together with integrated full height larder fridge*, dishwasher, freezer and wine cooler
- Feature dropped ceiling detail above hob with recessed LED lighting and flush ceiling mounted extractor fan*
- Concealed LED worktop lighting

Bathrooms & En-suites

- High specification bathroom suites including Duravit sanitaryware and vanity units, with real wood finish and feature backlit mirror
- Vado concealed thermostatic shower and bath valves with rainfall showers and separate wall mounted shower heads
- Wall mounted WCs with soft-close seats
- Heated towel rails
- Porcelain floor and wall tiling

Wardrobes

- All master bedroom suites include bespoke fitted wardrobes with hanging and storage space

Electrical & Lighting

- Recessed low energy LED downlights throughout, contemporary flush sockets and switches
- CAT 6 and Sky plus / Sky Q wiring to all reception rooms and bedrooms
- Feature curtain track recesses with provision for electrically operated curtains or blinds

Heating

- Fully zoned underfloor heating with temperature and time control settings for individual rooms, including the facility for remote smartphone operation
- High output, efficient condensing gas boiler

Balconies & Terraces

- All balconies accessed via sliding aluminium glazed doors
- Balconies and terraces finished with rectified porcelain tiles
- Frameless glass balcony balustrades and privacy screens
- Feature LED downlighting

Security & Communal Areas

- Security fob access to electric entrance gates together with remotely operated audio / visual entrance system

- High security locks to all entrance doors
- Lift access to all floors
- Mains supply smoke and / or heat alarms
- Communal lighting with movement and daylight sensors

Warranty

- All apartments benefit from a 10 year structural home warranty

*Selected apartments only



DEVELOPMENT SITE MAP



APARTMENT ONE

Ground Floor

Living Area / Dining Area / Kitchen

9.89m x 8.48m | 32'5" x 27'8"

First Floor

Bedroom 1

5.05m x 4.29m | 16'6" x 14'1"

Bedroom 2

3.76m x 2.82m | 12'4" x 9'3"

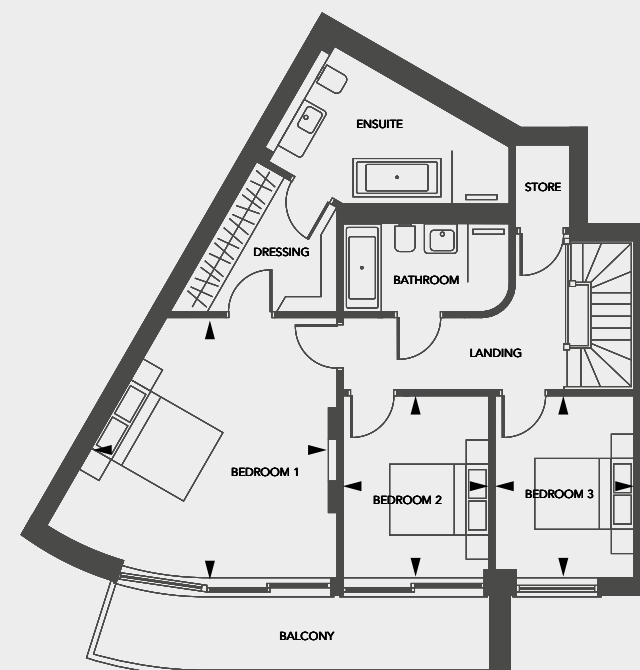
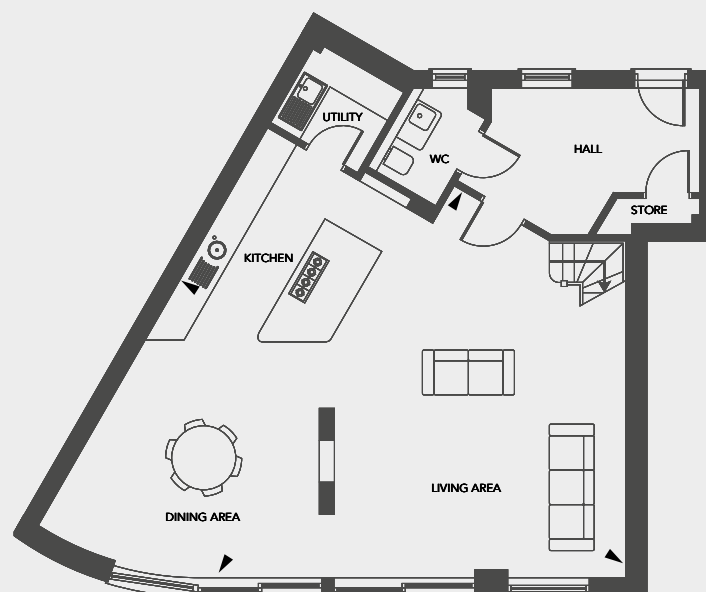
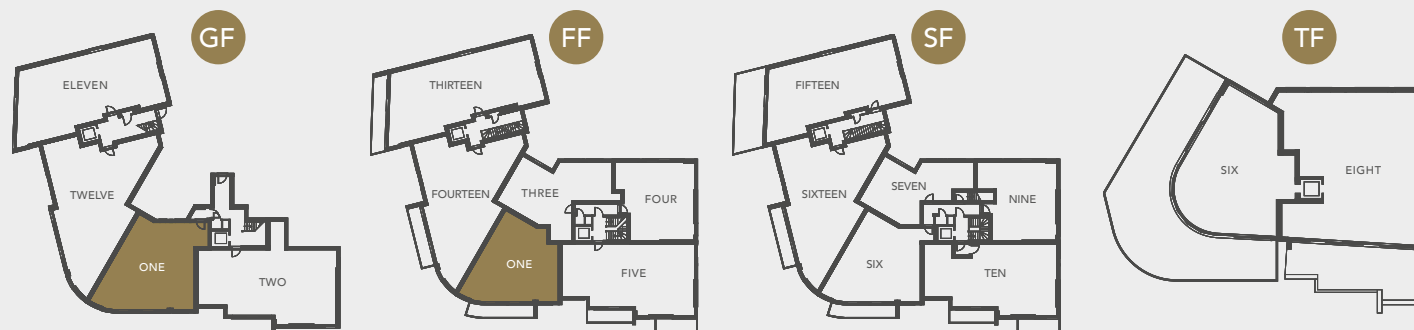
Bedroom 3

3.76m x 2.64m | 12'3" x 8'7"

Apartment 166sq m | 1,783sq ft

Garden 110sq m | 1,184sq ft

Balcony 11.2sq m | 121sq ft



APARTMENT TWO

Ground Floor

Living Area / Dining Area / Kitchen

8.18m x 5.59m | 26'8" x 18'3"

Bedroom 1

3.71m x 3.65m | 12'2" x 12'0"

Bedroom 2

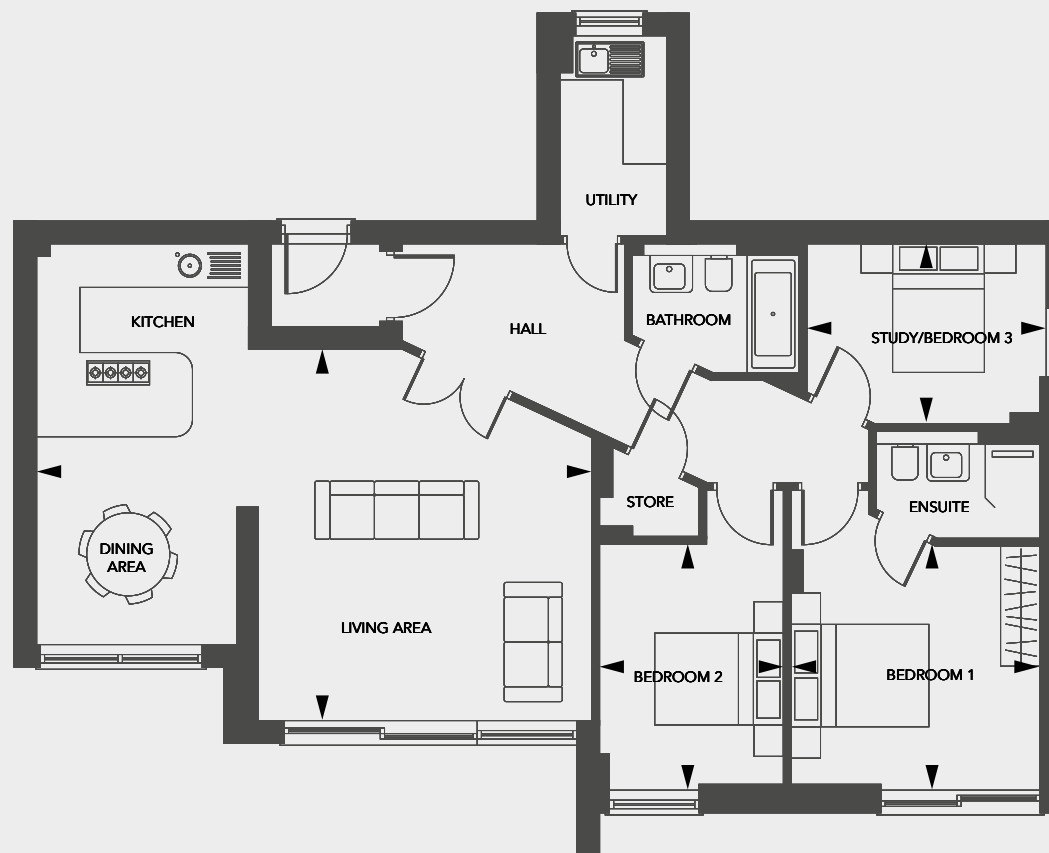
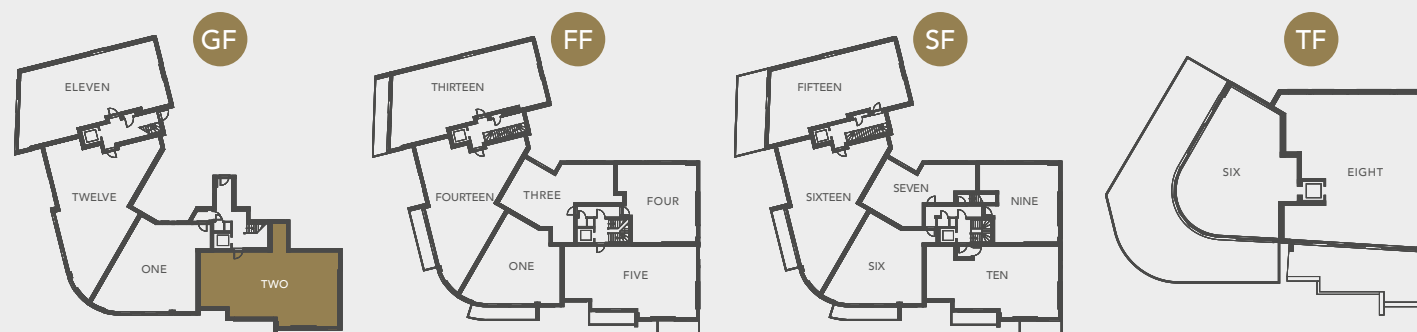
3.5m x 2.72m | 11'5" x 8'9"

Study / Bedroom 3

3.54m x 2.65m | 11'6" x 8'7"

Apartment 107sq m | 1,152sq ft

Garden 115sq m | 1,238sq ft



APARTMENT THREE

First Floor

Living Area / Kitchen

5.86m x 5.04m | 19'2" x 16'5"

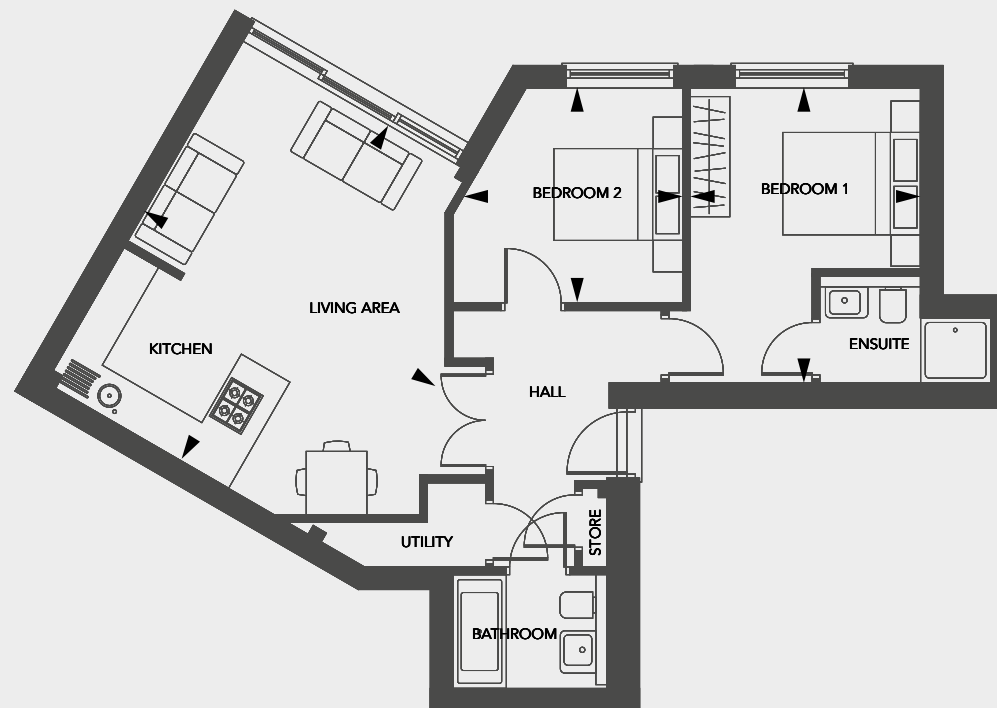
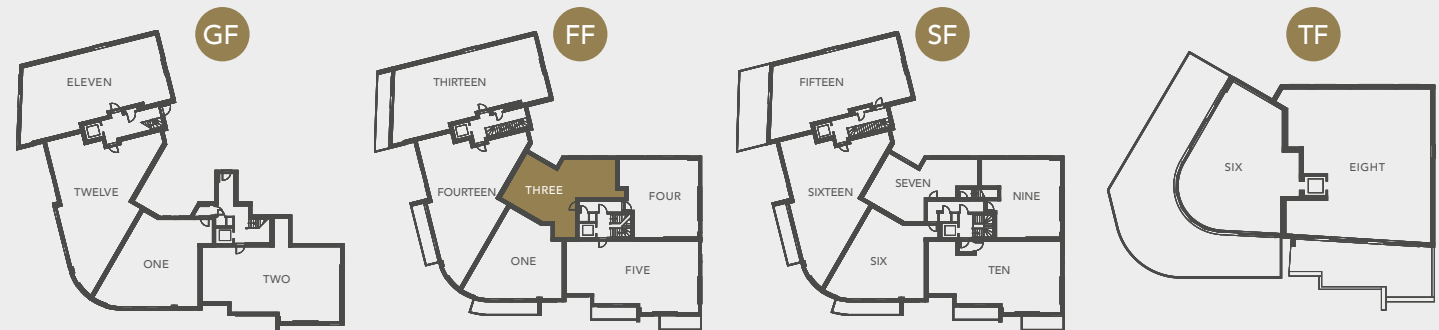
Bedroom 1

4.29m x 3.42m | 14'1" x 11'2"

Bedroom 2

3.39m x 3.15m | 11'1" x 10'3"

Apartment 71sq m | 764sq ft



APARTMENT FOUR

First Floor

Living Area / Dining Area / Kitchen

5.35m x 5.28m | 17'6" x 17'3"

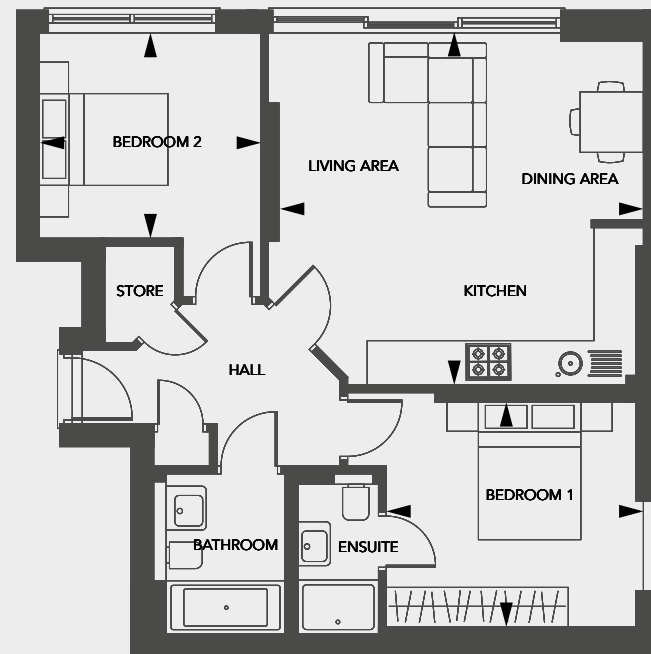
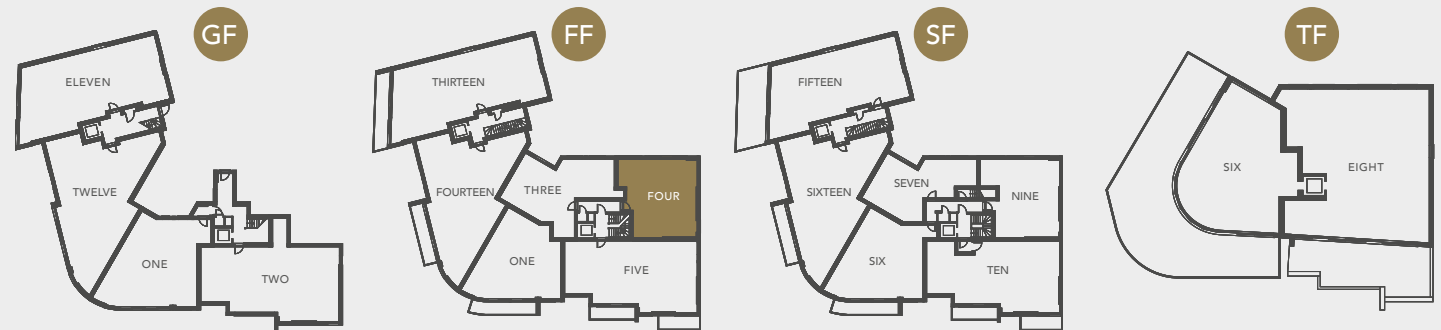
Bedroom 1

3.72m x 3.34m | 12'2" x 11'0"

Bedroom 2

3.28m x 3.12m | 10'8" x 10'2"

Apartment 70sq m | 750sq ft



APARTMENT FIVE

First Floor

Living Area / Dining Area / Kitchen

8.18m x 5.58m | 26'8" x 18'3"

Bedroom 1

3.78m x 3.67m | 12'4" x 12'04"

Bedroom 2

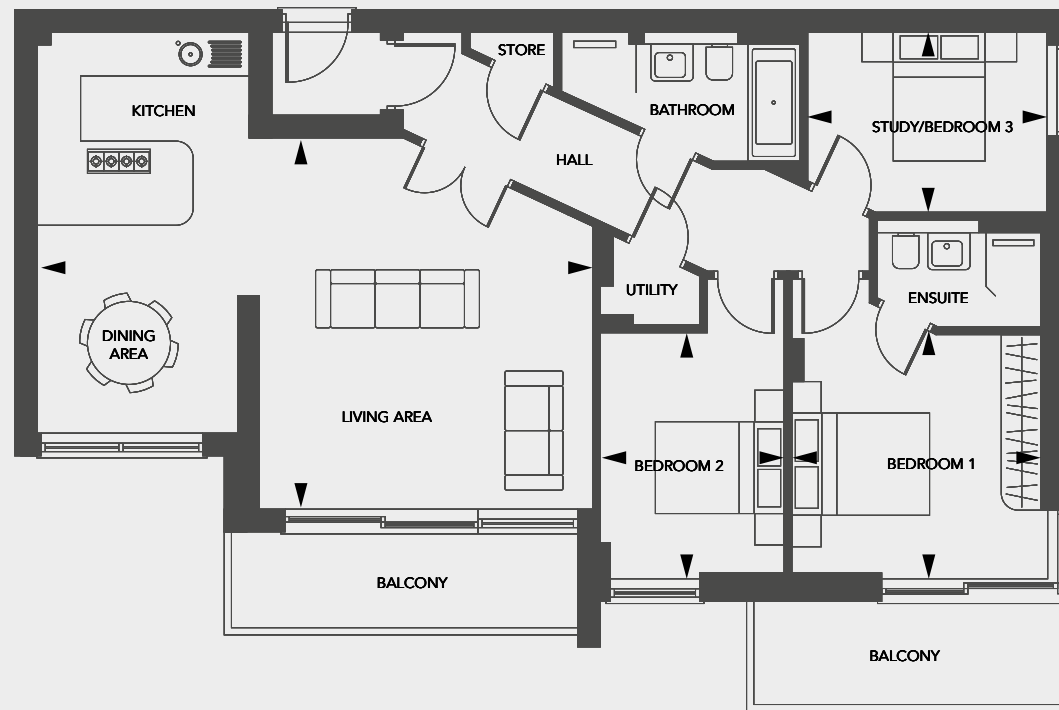
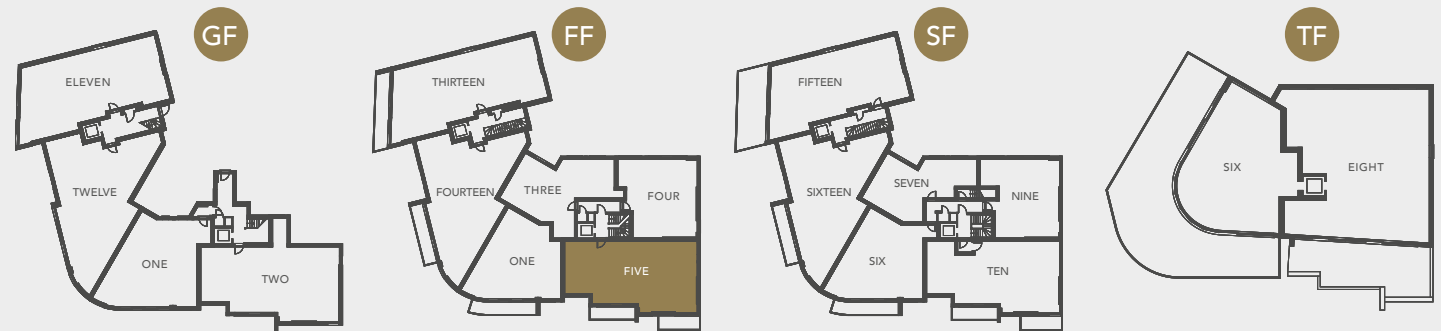
3.5m x 2.74m | 11'5" x 9'0"

Study / Bedroom 3

3.54m x 2.63m | 11'6" x 8'6"

Apartment 103sq m | 1,105sq ft

Balcony 15sq m | 161sq ft



APARTMENT SIX

Second Floor

Bedroom 1

5.05m x 4.29m | 16'6" x 14'1"

Bedroom 2

3.76m x 2.82m | 12'3" x 9'3"

Bedroom 3

3.76m x 2.64m | 12'3" x 8'7"

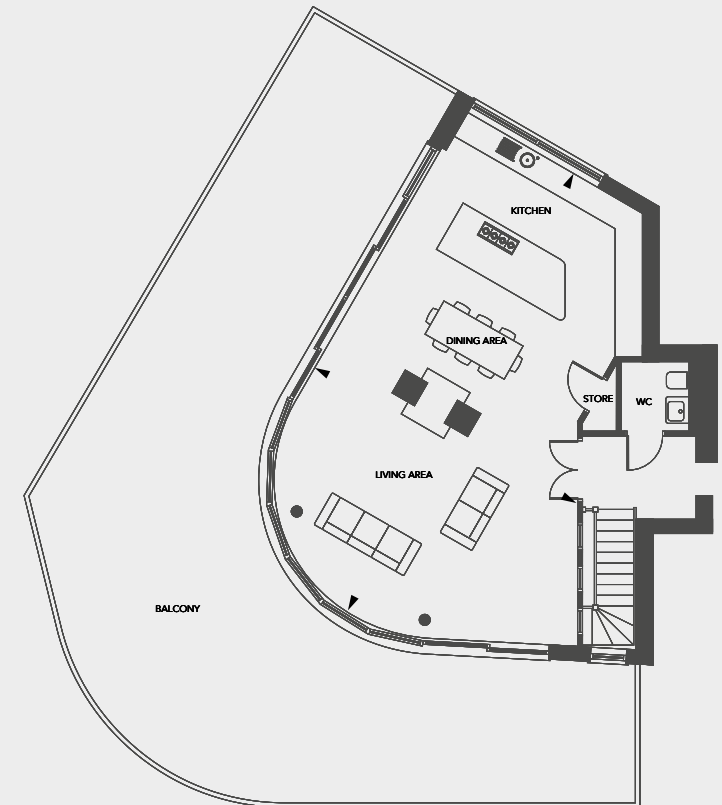
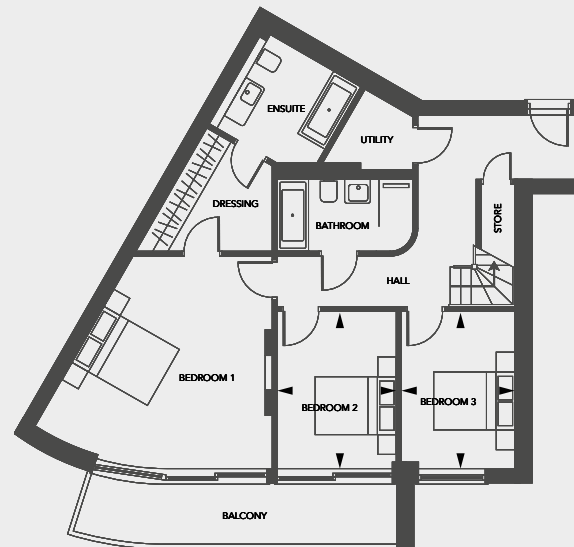
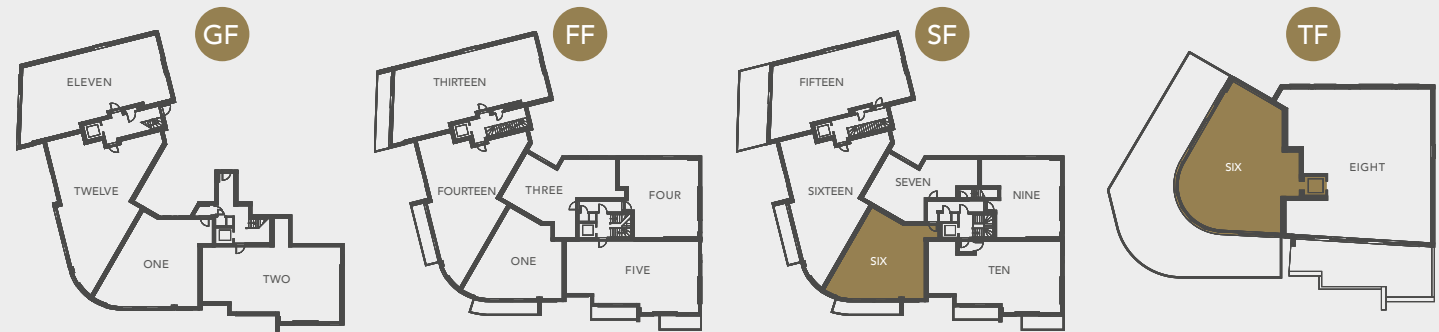
Third Floor

Living Area / Dining Area / Kitchen

11.56m x 7.16m | 37'9" x 23'5"

Apartment 168sq m | 1,813sq ft

Balcony 123sq m | 1,324sq ft



APARTMENT SEVEN

Second Floor

Living Area / Kitchen

5.88m x 3.78m | 19'3" x 12'4"

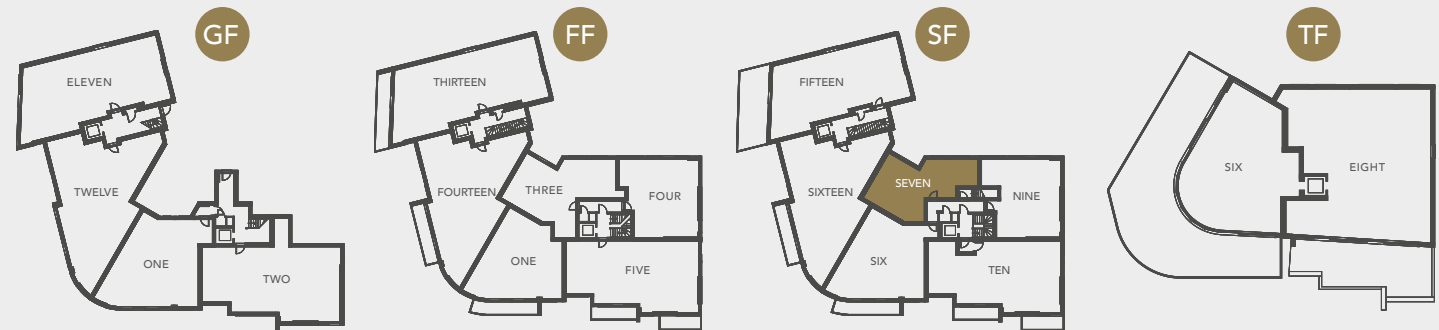
Bedroom 1

3.46m x 3.02m | 11'4" x 9'9"

Bedroom 2

3.11m x 2.83m | 10'2" x 9'3"

Apartment 58sq m | 623sq ft



APARTMENT EIGHT

Third Floor

Living Area / Dining Area / Kitchen

11.97m x 7.8m | 39'3" x 25'6"

Bedroom 1

5.6m x 4.22m | 18'4" x 13'8"

Bedroom 2

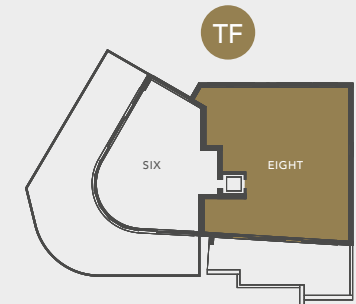
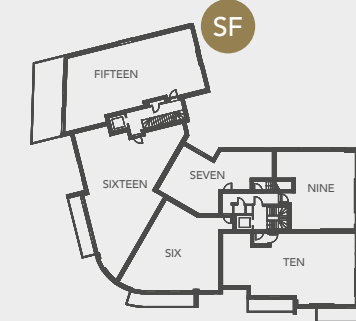
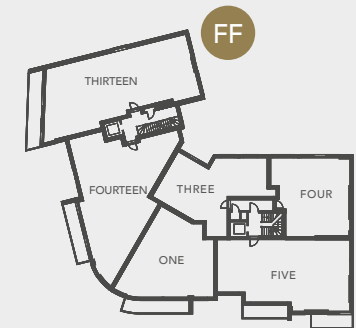
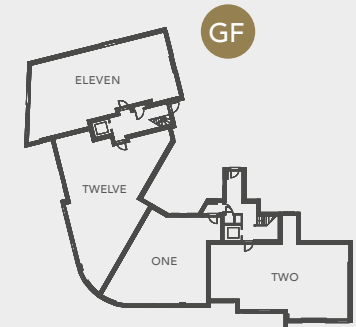
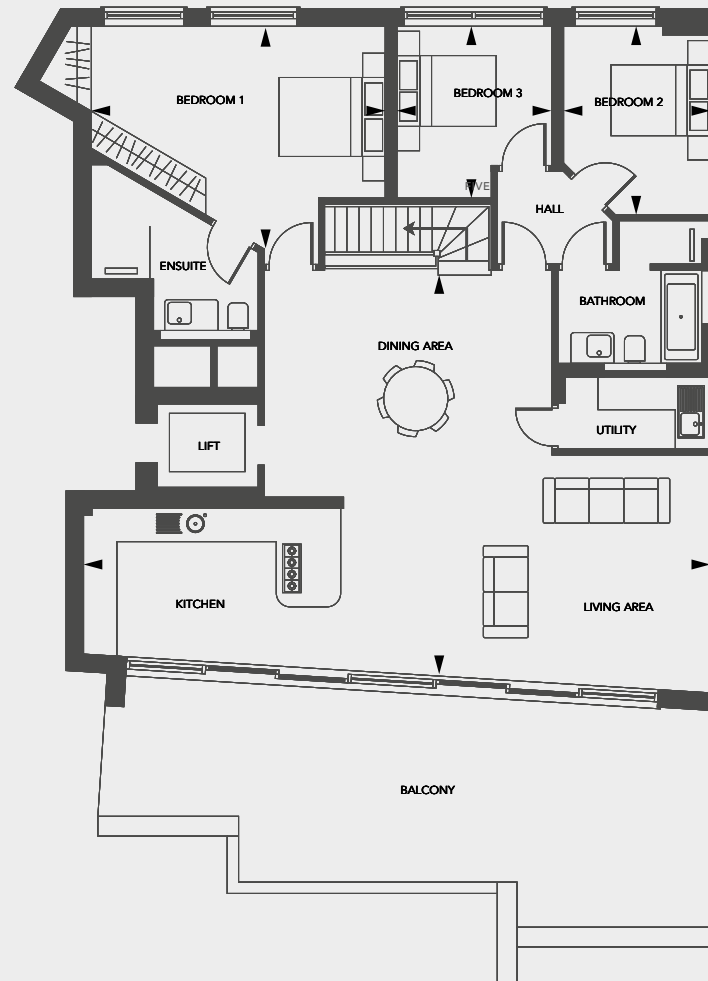
3.58m x 2.77m | 11'8" x 9'1"

Study / Bedroom 3

3.35m x 2.94m | 11'0" x 9'7"

Apartment 134sq m | 1,437sq ft

Balcony 44sq m | 474sq ft



APARTMENT NINE

Second Floor

Living Area / Dining Area / Kitchen

5.36m x 5.27m | 17'6" x 17'3"

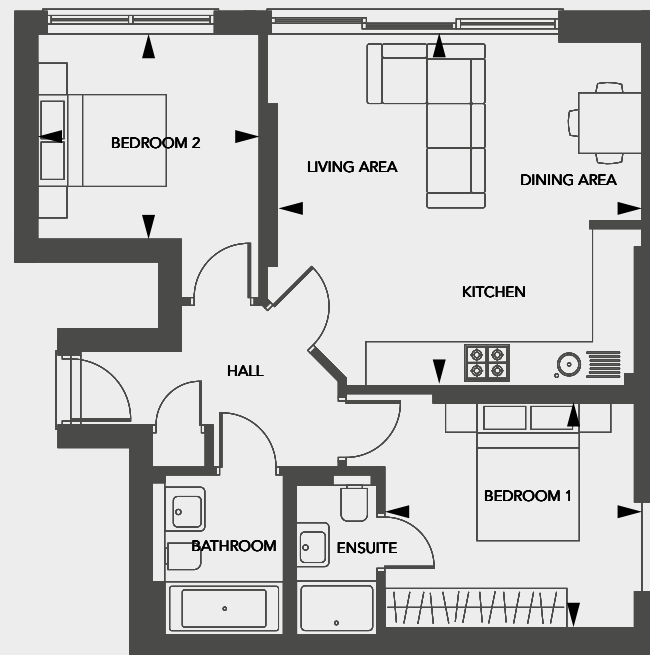
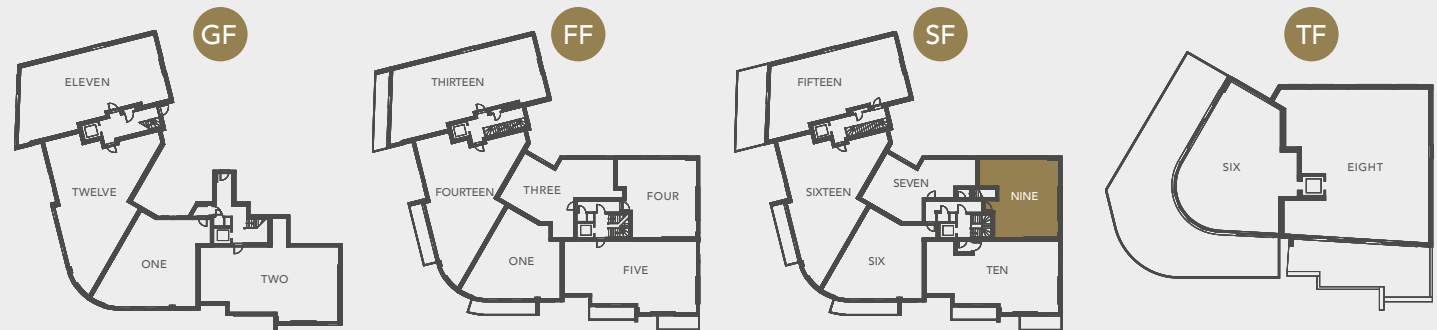
Bedroom 1

3.68m x 3.35m | 12'1" x 11'0"

Bedroom 2

3.28m x 3.01m | 10'8" x 9'9"

Apartment 68sq m | 729sq ft



APARTMENT TEN

Second Floor

Living Area / Dining Area / Kitchen

8.18m x 5.58m | 26'9" x 18'3"

Bedroom 1

3.78m x 3.67m | 12'4" x 12'0"

Bedroom 2

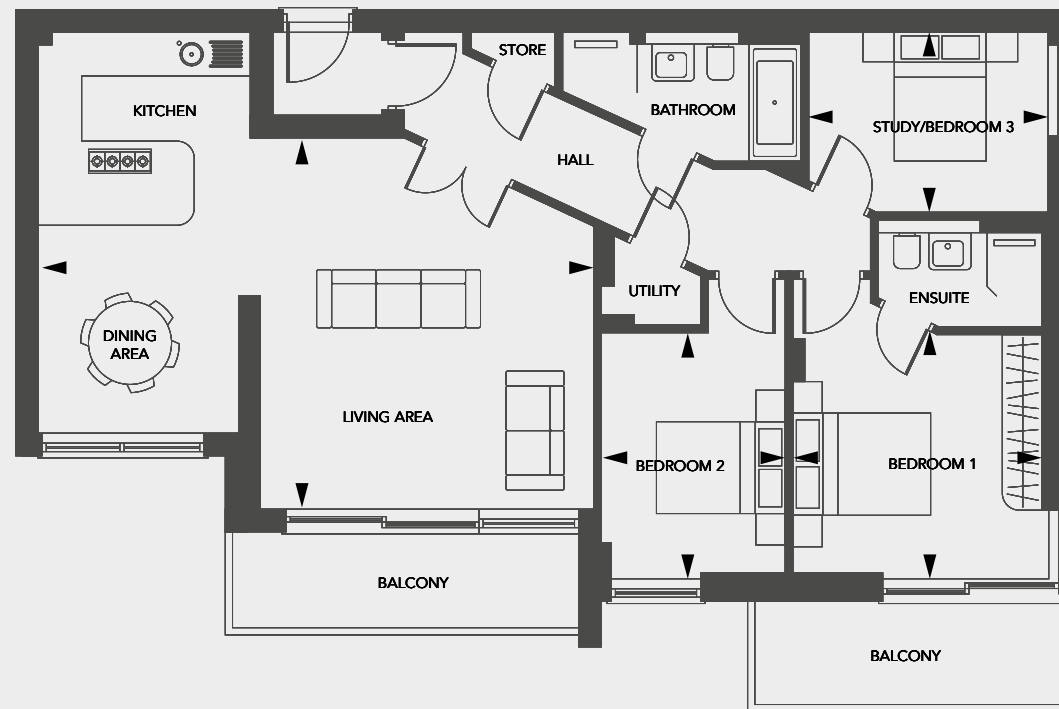
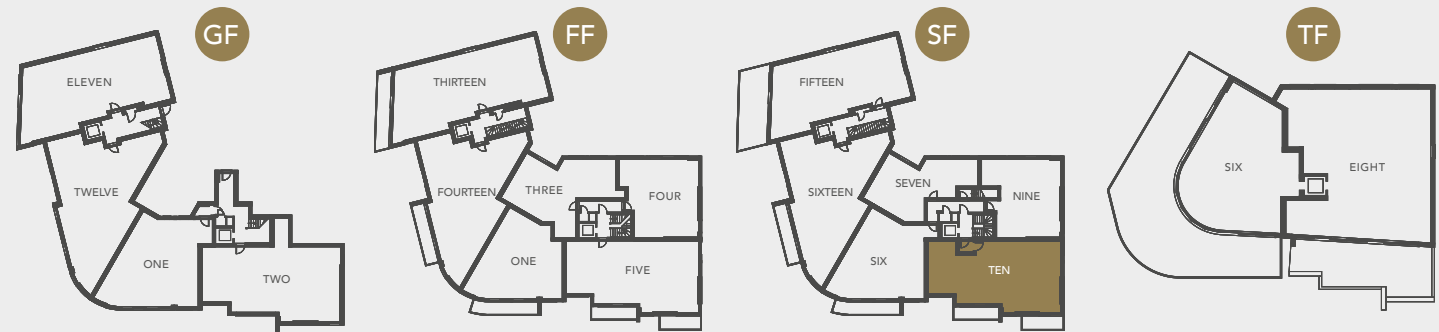
3.5m x 2.74m | 11'5" x 9'0"

Study / Bedroom 3

3.54m x 2.63m | 11'6" x 8'7"

Apartment 103sq m | 1,105sq ft

Balcony 15sq m | 161sq ft



APARTMENT ELEVEN

Ground Floor

Living Area / Dining Area / Kitchen

10.53m x 4.39m | 34'6" x 14'4"

Bedroom 1

5.39m x 3.18m | 17'7" x 10'4"

Bedroom 2

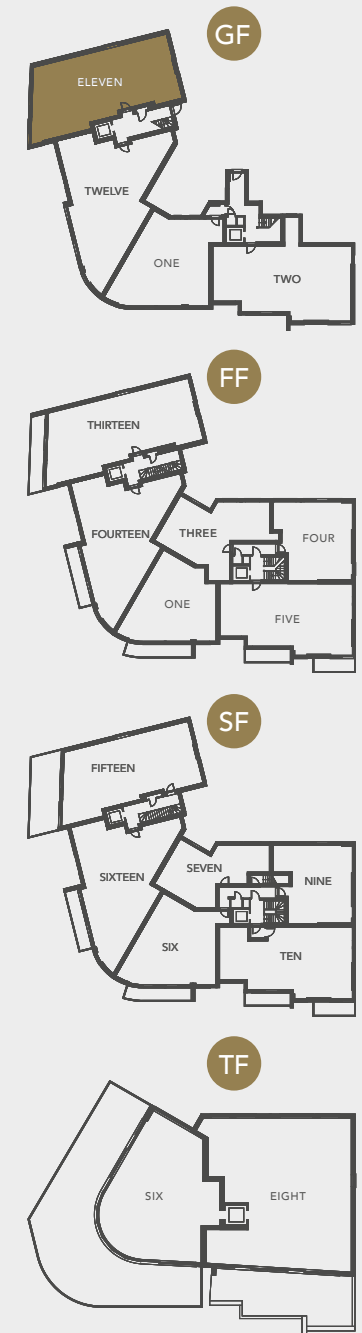
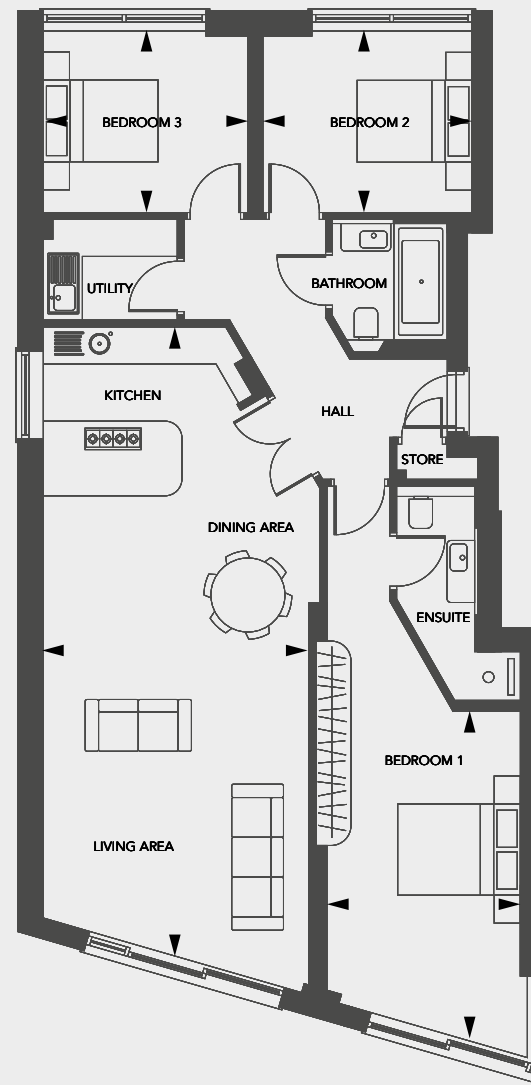
3.45m x 3.1m | 11'3" x 10'2"

Bedroom 3

3.36m x 3.1m | 11'0" x 10'2"

Apartment 114sq m | 1,227sq ft

Garden 95sq m | 1,023sq ft



APARTMENT TWELVE

Ground Floor

Living Area / Dining Area / Kitchen

8.36m x 8.17m | 27'4" x 26'8"

Bedroom 1

3.97m x 3.35m | 13'0" x 11'0"

Bedroom 2

3.9m x 3.51m | 12,8" x 11'5"

Study

4.15m x 2.16m | 13'6" x 7'1"

Apartment 118sq m | 1,270sq ft

Garden 235sq m | 2,530sq ft



APARTMENT THIRTEEN

First Floor

Living Area / Dining Area / Kitchen

11.77m x 4.83m | 38'6" x 15'9"

Bedroom 1

5.4m x 3.18m | 17'7" x 10'4"

Bedroom 2

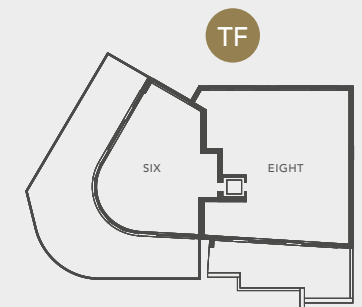
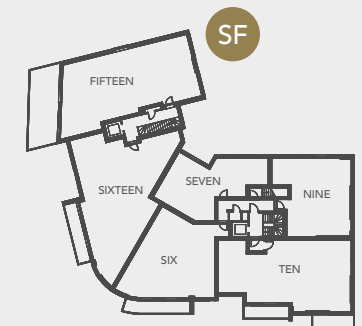
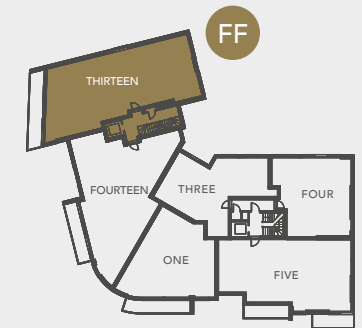
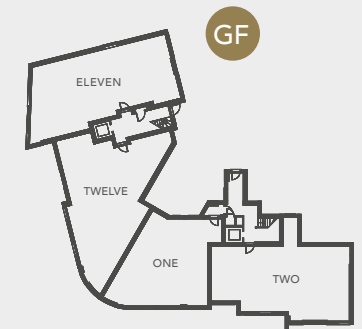
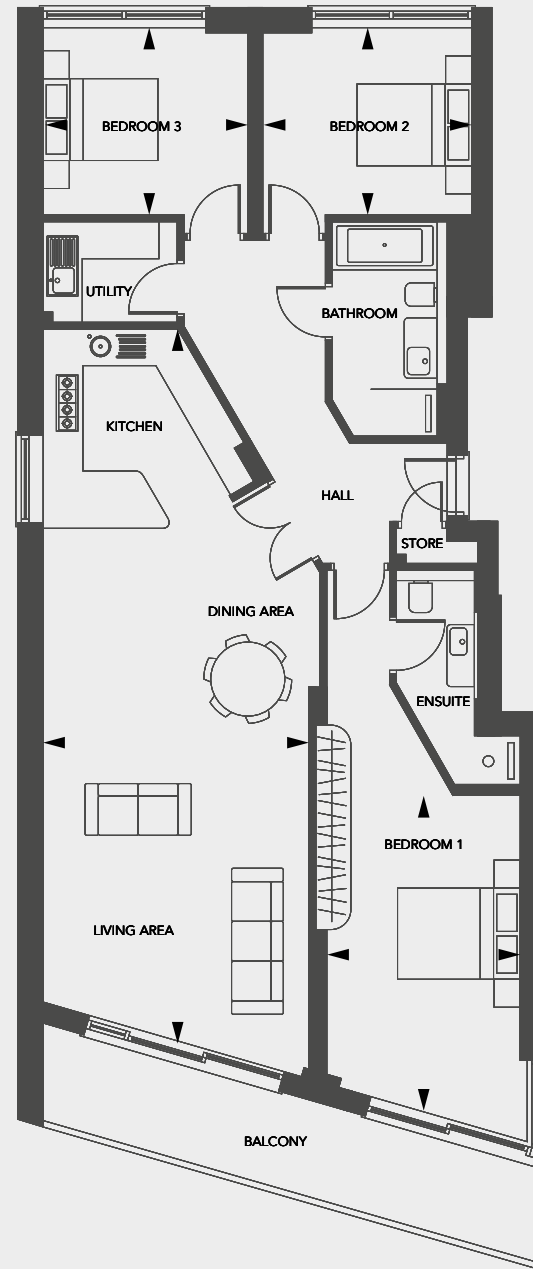
3.45m x 3.22m | 11'3" x 10'6"

Bedroom 3

3.35m x 3.22m | 11'0" x 10'6"

Apartment 125sq m | 1,348sq ft

Balcony 14sq m | 151sq ft



APARTMENT FOURTEEN

First Floor

Living Area / Dining Area / Kitchen

8.36m x 8.17m | 27'4" x 26'8"

Bedroom 1

3.97m x 3.35m | 13'0" x 11'0"

Bedroom 2

3.9m x 3.51m | 12'8" x 11'5"

Study

4.15m x 2.16m | 13'6" x 7'1"

Apartment 119sq m | 1,276sq ft

Balcony 11sq m | 118sq ft



APARTMENT FIFTEEN

Second Floor

Living Area / Dining Area / Kitchen

9.9m x 4.37m | 32'5" x 14'3"

Bedroom 1

6.73m x 3.28m | 22'1" x 10'8"

Bedroom 2

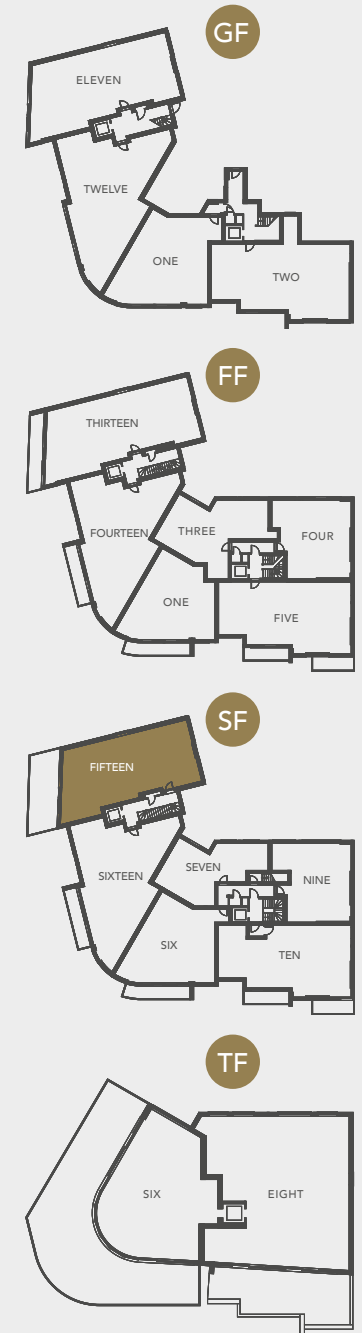
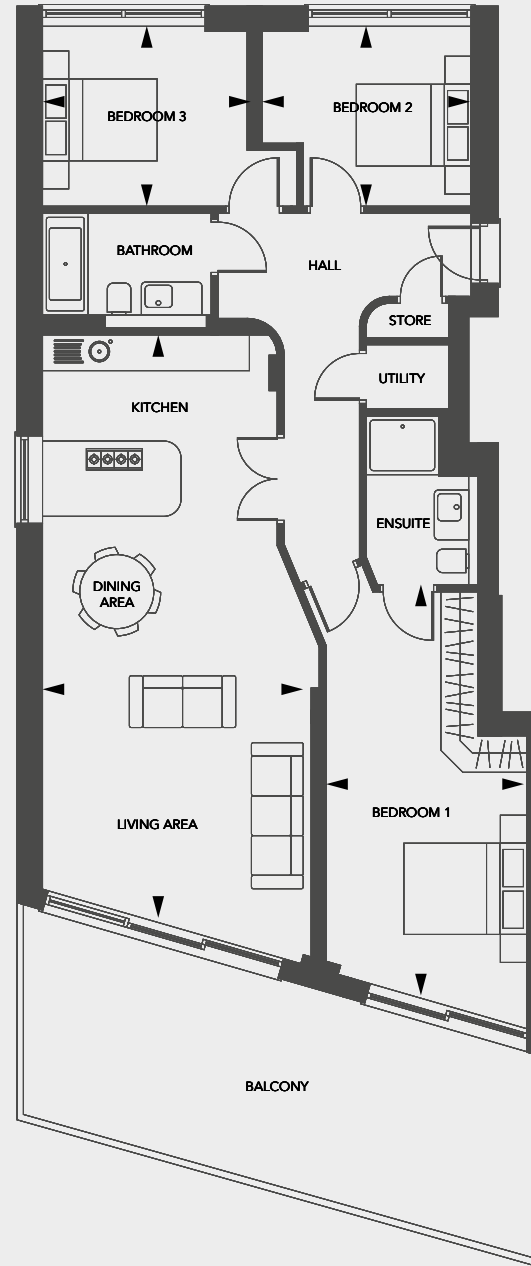
3.45m x 3.07m | 11'3" x 10'1"

Bedroom 3

3.35m x 3.09m | 11'0" x 10'1"

Apartment 111sq m | 1,192sq ft

Balcony 30sq m | 323sq ft



APARTMENT SIXTEEN

Second Floor

Living Area / Dining Area / Kitchen

8.36m x 8.17m | 27'4" x 26'8"

Bedroom 1

3.97m x 3.35m | 13'0" x 11'0"

Bedroom 2

3.9m x 3.51m | 12'8" x 11'5"

Study

4.15m x 2.16m | 13'6" x 7'1"

Apartment 118sq m | 1,267sq ft

Balcony 11sq m | 118sq ft



ABOUT FRESH DEVELOPMENTS

Well-established and committed to excellence, our expert development team operate as developer and builder, keeping absolute control over build quality.

This enables us to offer quality workmanship and unrivalled attention to detail – executed exactly to the specifications set.

All Fresh Developments properties are individually designed by our retained architects, with input at every stage from our in-house design team.

This once again ensures the quality of our work is maintained to a high standard at all times – meaning our purchasers are completely satisfied with their new luxury home.



01202 763202
admin@fresh-developments.com

www.fresh-developments.com



SALTERNS WAY

LILLIPUT

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