

Luxury+Prestige

HIGHBURY

26 BROWNSA VIEW AVENUE, LILLIPUT, POOLE, BH14 8LQ















TAKE A STEP INSIDE



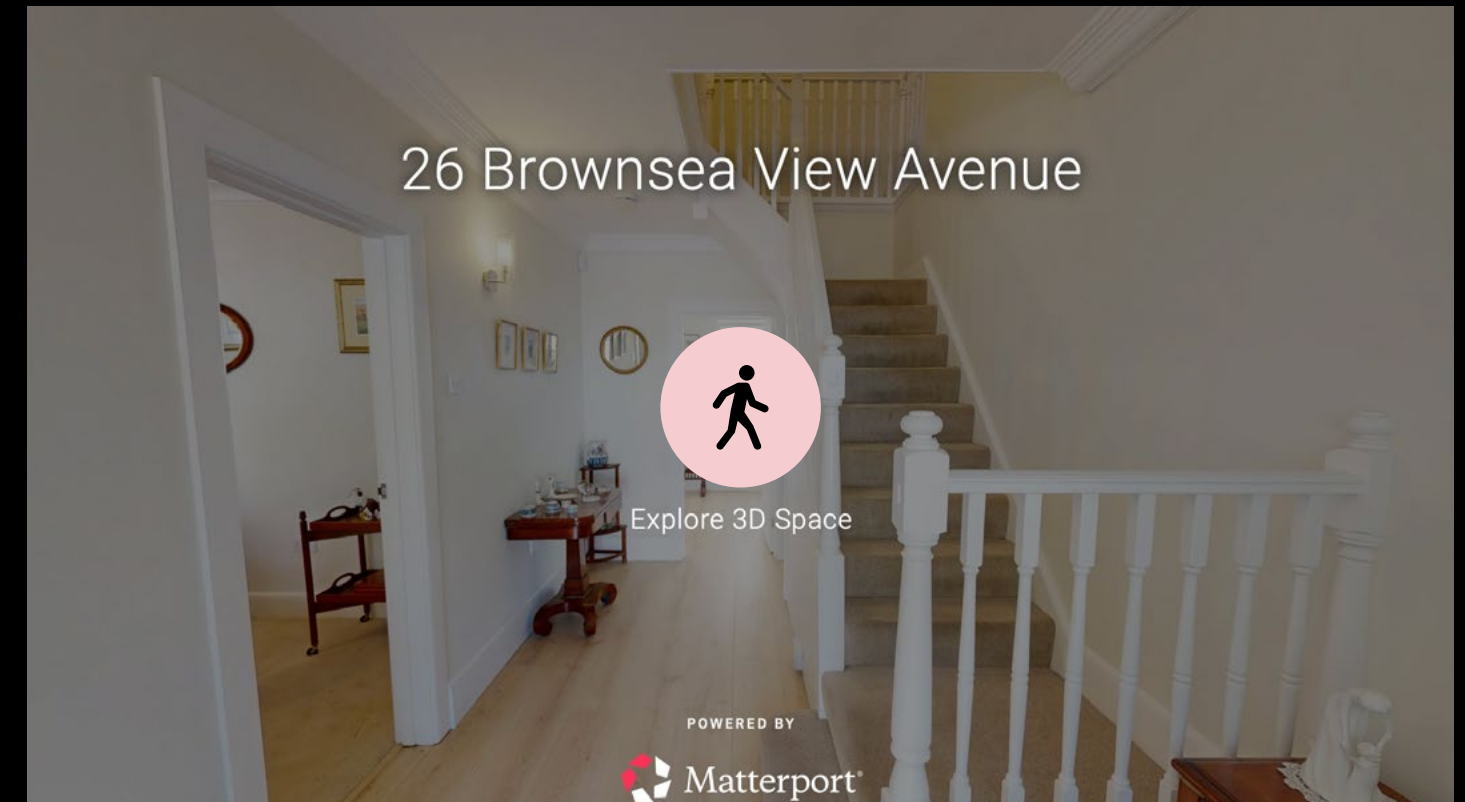
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

Matterport™

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Floorplan

Highbury, 26 Brownsea View Avenue
Lilliput, Poole, BH14 8LQ

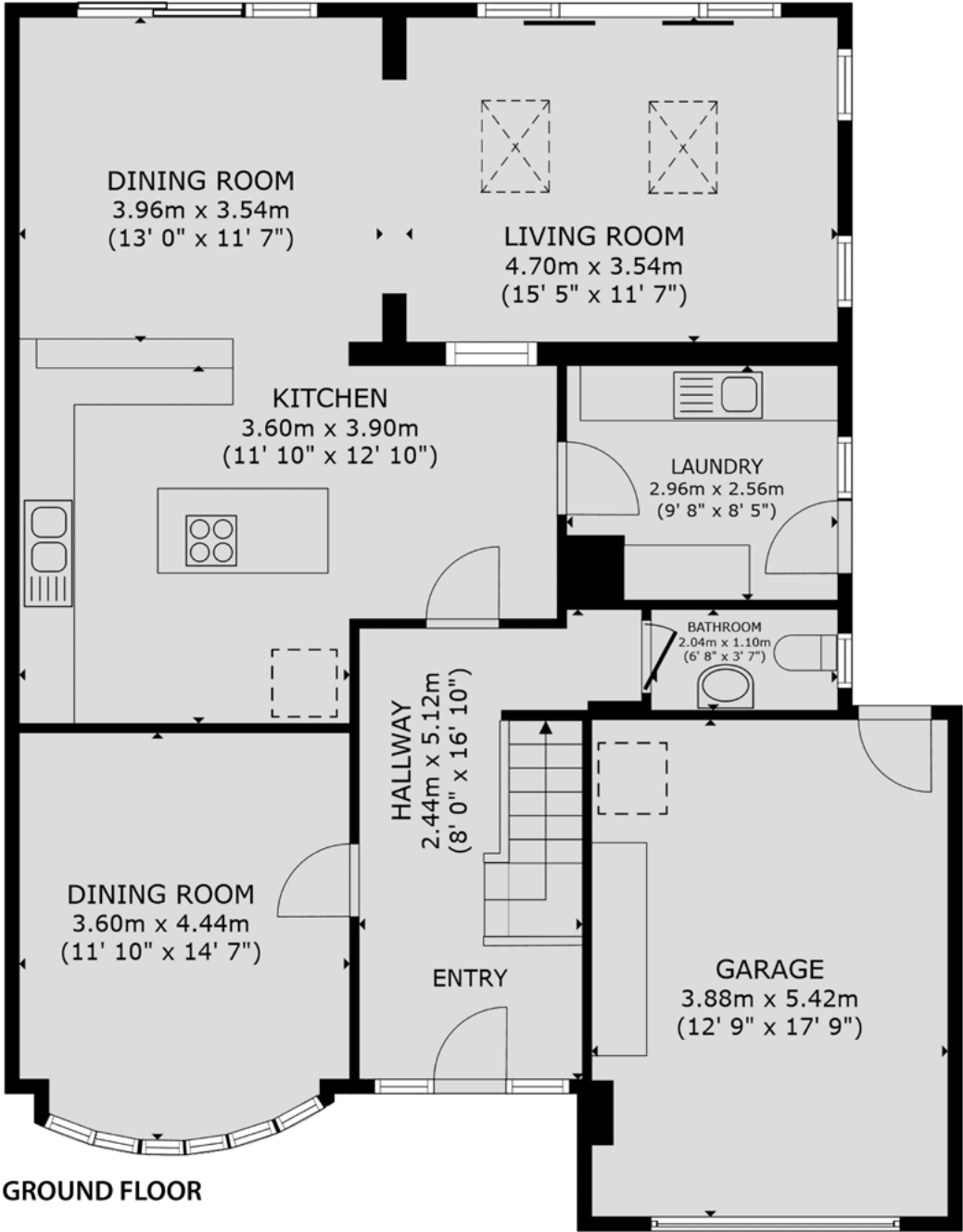
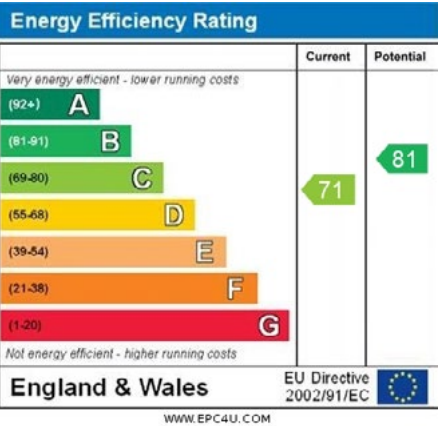
GROSS INTERNAL AREA

House:
Ground Floor: 1,015 sq. ft / 94 m²
First Floor: 1,075 sq. ft / 100 m²
Total: 2,090 sq. ft / 194 m²

Garage: 226 sq. ft / 21 m²

Overall Total: 2,316 sq. ft / 215 m²

Sizes and dimensions are approximate, actual may vary.



Summary

This pretty house is located in arguably the most popular part of this sought after road.

It has been the subject of extensive remodelling and updating by the previous and current owner. The result is a modern and welcoming house extending to 2,300 square feet comprising four bedrooms, three bathrooms, open plan kitchen / lifestyle room and an extra formal reception (currently a dining room).

The star of the show is the open planning living space which zones conveniently for informal sitting (with a vaulted ceiling) informal dining and a contemporary kitchen complete with centre island, peninsula and a comprehensive range of integrated appliances. The whole of this area connects to the rear garden by way of a decked and paved private sun terraces.

The primary bedroom is especially impressive and easily the most luxurious of the four with a walk through dressing area, a vaulted ceiling and en suite facilities with twin hand basins.

There's a generous driveway to the property and the garden to the rear is a standout feature with a largely level and sunny lawn, well kept beds and borders as well as a summerhouse and a workshop.

Details

Guide Price:	£1,295,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£73,250**	
	Additional Home	£138,000**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Great location
- + Convenient for amenities at Lilliput Parade
- + Pretty street scene
- + Beautiful and sunny garden
- + Open plan kitchen lifestyle room
- + Choice of paved and decked sun terraces
- + Four bedrooms, three bathrooms
- + Luxurious primary bedroom suite
- + Integral garage
- + Guest and casual parking

Our team



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