

Luxury+Prestige

TIAMI

55 ELMS AVENUE, LILLIPUT, POOLE, BH14 8EE



















































# TAKE A STEP INSIDE



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

*vimeo*



# Floorplan

Tiami, 55 Elms Avenue  
Lilliput, Poole, BH14 8EE

GROSS INTERNAL AREA

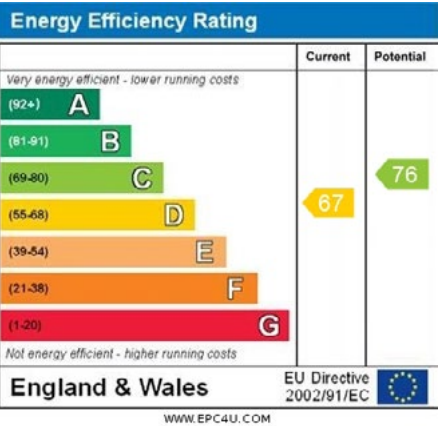
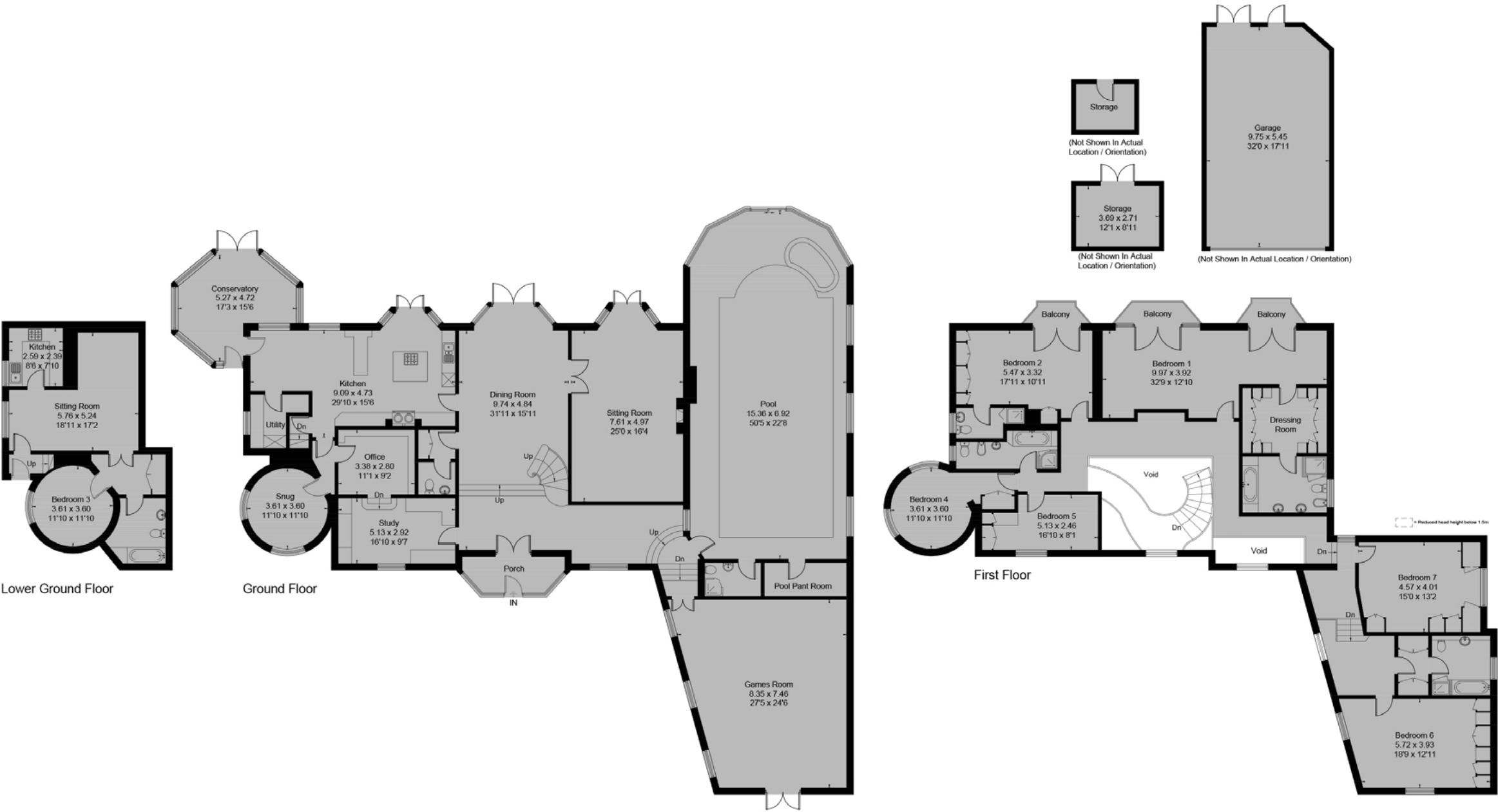
House: 7,311 sq. ft / 679 m²

Garage: 565 sq. ft / 53 m²

Outbuildings: 165 sq. ft / 15 m²

Overall Total: 8,041 sq. ft / 747 m²

Sizes and dimensions are approximate, actual may vary.



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# Summary

Tiami is a rare commodity and it commands arguably one of the finest waterfront plots anywhere on the south coast, including the nearby Sandbanks Peninsula.

The house was constructed for the current owner with built form extending to just over 8,000 square feet. There is a total of seven bedrooms and five bathrooms which includes a self contained guest suite. There is a choice of sitting areas and leisure amenities that can only be described as impressive including a large indoor swimming pool complex and a games room, currently utilised with a full sized billiards table. The galleried reception hall also benefits from a stunning radius staircase.

Step outside and the unique properties of Tiami are immediately evident for all to see. The grounds are truly exceptional with a sunny aspect and unique frontage to Poole Harbour which extends to approximately 170 ft. It commands uniquely impressive views with extensive terraces and meandering pathways on various levels leading all the way down to the waterfront.

This exceptional marine home would be perfect for incoming purchasers to re-imagine and remodel or alternatively it might be the spot to build a landmark "super home" subject to the necessary consents.

# Details

Guide Price:	£14,000,000
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           £1,593,750** Additional Home   £2,293,750** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026           £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Landmark plot
- + Approximately 170 ft water frontage
- + Choice of private sun terraces
- + Currently 8,000 square feet
- + Total seven beds, five baths
- + Indoor swimming pool
- + Impressive games room
- + Huge potential to re-imagine and remodel
- + No forward chain
- + Potential to completely redevelop subject to the necessary consents



# Our team



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