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19 Avalon, Lilliput, Poole - BH14 8HT

£1,749,950









19 Avalon

Lilliput, Poole

Just 400 metres from Evening Hill & the shoreline of Poole Harbour, this substantial coastal home extends to 3,416 sq.ft with views across Poole Harbour. Tucked away within a discreet leafy cul-de-sac, this property naturally embraces its coastal setting while preserving a sense of privacy and calm. The elevated south west facing terrace is a defining feature, designed for sunset entertaining and relaxed afternoons in the sun. With potential to subtly modernise, it will suit a discerning purchaser seeking generous space for family life and guests, while appealing to those wishing to enjoy a prestigious lifestyle close to beaches and marinas.

- 400m to the water's edge at Evening Hill
- Large elevated SW orientated entertaining terrace
- Extremely versatile accommodation
- 4 reception rooms plus utility & sunroom
- 4 double ensuite bedrooms
- Views of Poole Harbour from principal rooms
- Double garage plus convenient kitchenette
- Less than 1km to both East Dorset Sailing Club & Salterns Marina
- On the edge of network of wooded footpaths weaving towards the beach
- Freehold
- Approx 3,416.9 sq.ft. / 317.4 sq. m. plus external terrace
- Council Tax Band G: £3,999.98 per annum



ABOUT THE PROPERTY:

The accommodation is arranged over two generous floors with the principal living space on the upper level taking advantage of the elevation and outlook. A generous living room spans from front to back with direct access to the terrace, creating a natural extension of the interior. Adjacent is a separate dining room and kitchen, with a further lounge and sun room providing flexibility for entertaining or a quieter retreat. A utility room and cloakroom complete this floor. On the lower level, four well proportioned double bedrooms are arranged off a spacious central hallway. Each benefits from its own ensuite bath or shower room, offering comfort and privacy for family members and guests alike. The three main bedrooms enjoy particularly generous footprints, one with garden access and the others with views towards the sea. The property is beautifully maintained with calm neutral interiors, yet still offers opportunity for considered contemporary refinement should a purchaser wish to personalise.

OUTSIDE:

Externally, there is a series of sheltered outdoor spaces providing plenty of options. The landscaped rear garden is tiered with structured planting and spacious lawns. Additionally, an elevated terrace, directly off the lounge, is positioned to capture the south west sun, perfect for daytime and evening entertaining. To the front, a driveway with ample parking leading to an integral double garage, completing a well balanced and functional home.

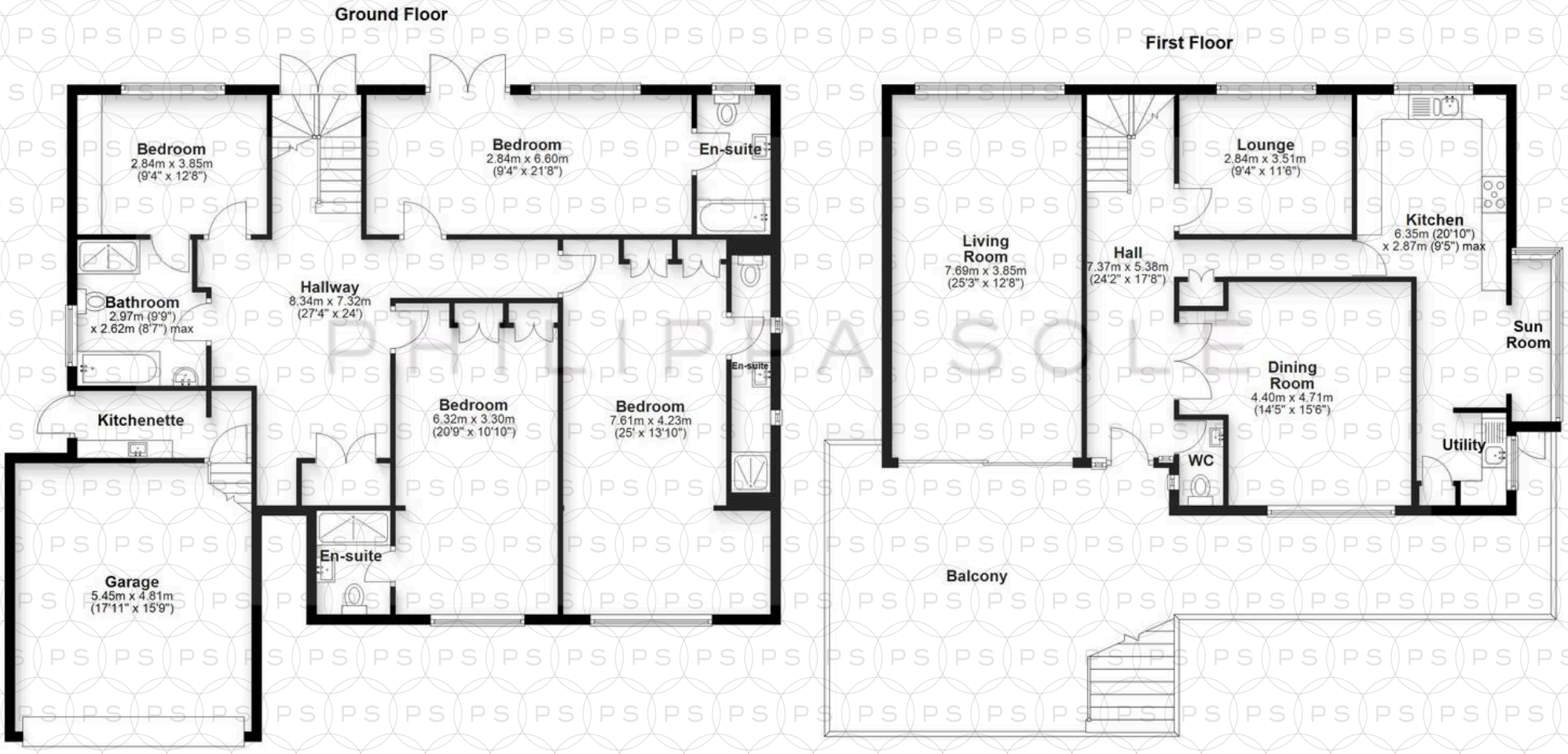
LOCATION:

Avalon is an exclusive cul-de-sac in Lilliput, just 400 metres from Evening Hill and the shoreline of Poole Harbour. The harbour offers sailing, paddleboarding and scenic waterside walks, while Sandbanks Beach lies less than 1km away. Lilliput village shops cafés and everyday amenities are within easy reach. Parkstone station provides direct rail services to London Waterloo in approx. two hours, making this an ideal location for both permanent residence and a coastal retreat. This is a home that balances privacy with proximity to the harbour, beaches and marinas.









PHILIP PASOLE

Total area: approx. 317.4 sq. metres (3416.9 sq. feet)

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