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Flat 11, Brooklyn House, 2 Bingham Avenue - BH14 8FB
£1,299,999

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Penthouse, Brooklyn House

2 Bingham Avenue, Lilliput

An exceptional opportunity to acquire a rarely available three-bedroom penthouse apartment within one of Poole Harbour's most iconic modern buildings. Offering direct lift access straight into the apartment, expansive sun terraces, and sweeping tree-top views, this is a home that delivers refined coastal living at its very best.

The penthouse forms part of the Brooklyn building, an exclusive landmark by Towncourt Homes, widely regarded as one of the area's most prestigious modern apartment developments. Influenced by Art Deco styling, the building makes an immediate impression; its clean lines, circular bays, and simplified architectural form provide a striking contemporary elegance that has stood the test of time. The curved bays channel natural light deep into the principal rooms, ensuring the accommodation feels bright, airy, and expansive throughout.

- Direct lift access into the penthouse
- Three double bedrooms
- Three en-suite bath / shower rooms
- Two secure underground parking spaces
- Large curved sun balcony
- Kitchen with dining area
- Separate dining room
- Utility room and separate study
- No forward chain
- Share of Freehold
- Service Charge £6,431 per annum
- Internal area of approximately 2389.7 sq. ft.
- Council tax band G: £3,999.98 per annum
- EPC rating: C



ABOUT THIS PROPERTY:

Thoughtfully arranged for everyday living and entertaining, this impressive penthouse centres around a dual-aspect open-plan living area with harbour glimpses, generous proportions and clearly defined sitting and dining zones. Double doors open to a separate study, ideal for home working or quiet reading.

The well-appointed kitchen/breakfast room includes a breakfast bar and dining nook, with direct balcony access and a discreet pocket door connecting to the dining room for seamless entertaining. A practical utility room provides additional convenience. All three double bedrooms benefit from private en-suite bath or shower rooms.

Quality finishes include gas-fired underfloor heating, a modern air-filtration system, powder-coated aluminium windows, American oak flooring, walnut joinery, bespoke Italian wardrobes and a Rational kitchen with stone worktops and premium appliances, including Gaggenau. Ceiling-mounted speakers provide a discreet integrated audio solution.

The property also includes two privately demised underground parking spaces, a lockable store and communal cycle storage. Offered with no forward chain, select furnishings may be available by separate negotiation, creating an appealing turnkey option for buyers looking for a refined and immediately usable coastal home in a highly sought-after harbour setting.

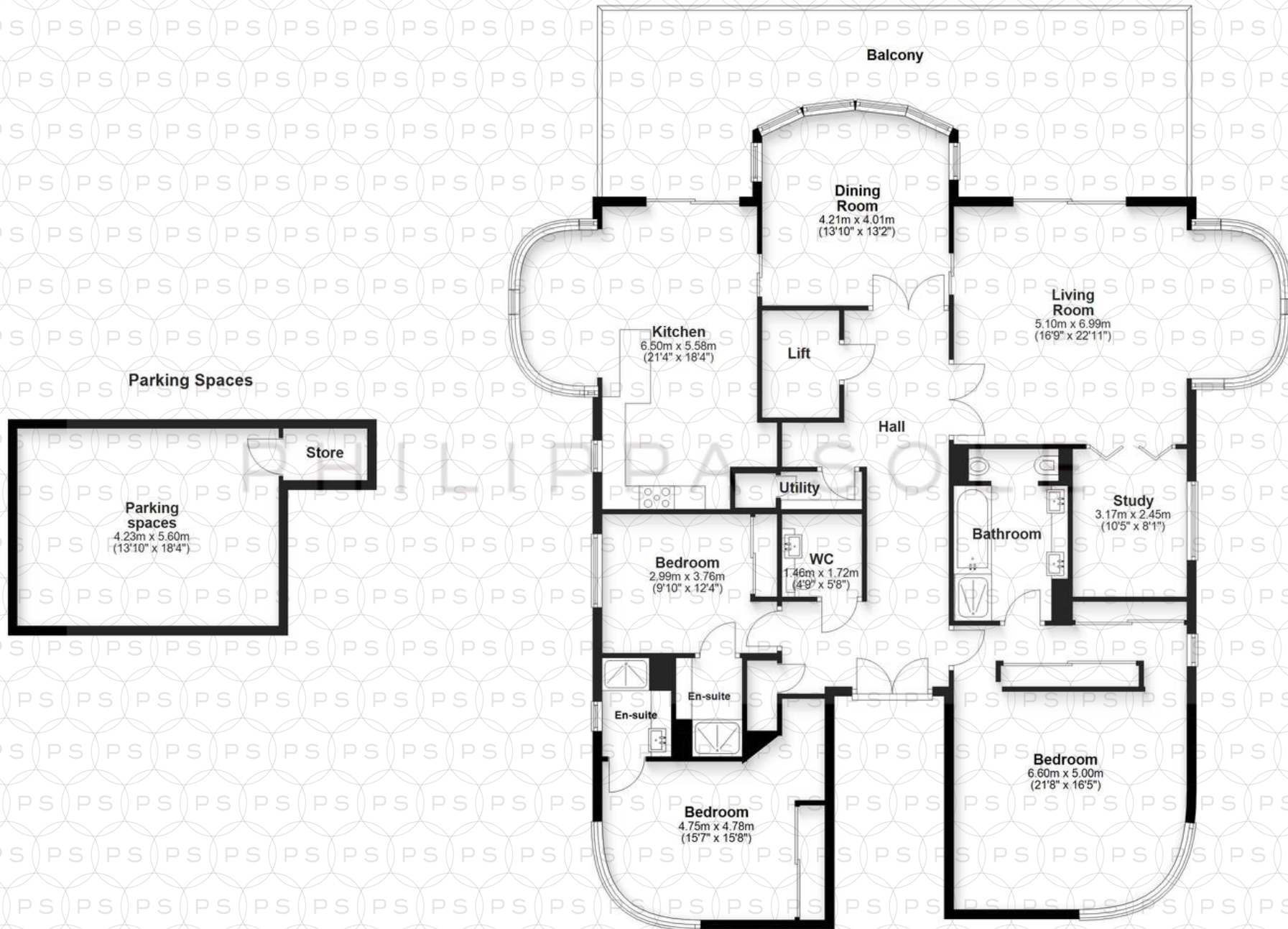
LOCATION:

Situated on Bingham Avenue, the apartment is ideally positioned for Poole Harbour, with a nearby footpath leading to Shore Road and the water's edge. Harbourside walks, sailing, paddleboarding, beaches and scenic coastline are all within easy reach.

Canford Cliffs and Ashley Cross provide boutique shops, cafés and restaurants, while Branksome railway station offers direct services to London Waterloo, with journey times from approximately two hours. The location combines coastal convenience with excellent connections for commuters, visitors and those seeking a well-placed second home.



Top Floor



Total area: approx. 222.0 sq. metres (2389.7 sq. feet)

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