



Penthouse Chetwynd

Canford Cliffs Road, Canford Cliffs, Poole, Dorset, BH13 7ES

£1,975,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



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This palatial penthouse is perfectly situated close to Canford Cliffs village and offers gorgeous far reaching views towards Poole Harbour. Spanning the whole top floor and including a fabulous terrace along the whole width of the property it represents a fantastic lifestyle opportunity.

- Panoramic views over Parkstone golf course and Poole Harbour
- Beautiful living room with sliding glazed doors to the balcony and feature fireplace
- Principal bedroom with stylish ensuite including shower/steam room
- Home office beautifully presented with fitted furniture
- An enviable position within easy reach of Canford Cliffs village
- Modern designer kitchen/diner with premium brand integral appliances
- Three bedrooms/three bathrooms
- Separate utility room
- Two allocated parking spaces in the secure underground car park, EV CHARGER
- Separate utility room Extensive built in storage throughout

Local Authority , Tax Band G, Tenure: Share of Freehold



Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live. It has an assortment of cafés, bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff-top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property comprises

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The penthouse at Chetwynd has undergone a complete refurbishment to offer a palatial and luxurious home with truly magnificent views over Parkstone golf course and the harbour beyond. The property is spacious and stylish throughout with beautiful interior design creating elegant and relaxed living spaces arranged to maximise the impact of the outstanding views.

The living room is the heart of the property with largescale glazing framing the views. Feature lighting and a modern gas fire are welcome accents, and the impressive scale of the room is balanced by a welcoming, cosy feel.

The kitchen/dining space is adjacent to the living room and pocket doors give flexibility to link the areas; ideal when entertaining. The kitchen is beautifully appointed with sleek white gloss designer units and premium brand integrated appliances. There is an island unit providing a sociable space for informal dining as well as plenty of room for a formal dining table, as well as a snug lounge space with a feature fireplace as a focal point.

Outside, the terrace spans the entire width of the apartment with access and views from the kitchen/diner, living room and principal bedroom. It's the ideal place to relax, entertain and eat alfresco, while enjoying beautiful sunsets over the harbour.

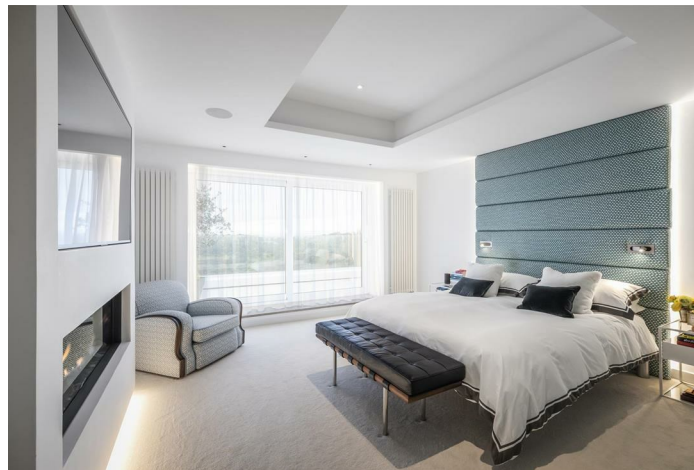
The main bedroom suite is spacious and luxurious with gorgeous views, fitted storage and a magnificent ensuite that includes dual sink unit, freestanding bath and a large shower/steam room. Bedrooms two and three also benefit from fitted wardrobe storage and a choice of an ensuite bath or shower room.

There is a home office/study fully fitted with bespoke designer furniture, a spacious utility room, and a wealth of fitted storage throughout the apartment.

The block offers secure underground parking and a generous double parking space is conveyed with the penthouse with additional visitor parking in front of the block. EV CHARGERS have been installed. A delightful main residence or second home, this beautiful penthouse must be viewed to fully appreciate the exquisite interiors and breathtaking views.

Nestled midway between Bournemouth and Poole you will find the enchanting coastal village of







Canford Cliffs which boasts an array of restaurants and local shops. The village offers picturesque walks leading to the award winning Blue Flag beaches and home to some of the borough's oldest beach huts dating back to 1927.

Families are well catered for with a safe swim zone; beach station and RNLI lifeguards, in addition, there is a fabulous pirate themed play park on the cliff top.

For those wanting to escape, Parkstone Championship golf course is only a few minutes' drive. The property market offers a mix of both traditional character houses and contemporary, award winning architectural innovations.

Nearby, the internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun.

The beautiful award winning sandy beaches are only a short walk away while the open sea offers some of the best sailing and coastline right on your doorstep.

The Sandbanks Chain Ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside.

For eating out, the wonderful Rick Stein's restaurant, is very popular and across the chain ferry is also the delightful Pig On the Beach and The Fish Place. The area's favourite Chinese restaurant, the renowned Ocean Palace, is located inside Sandbanks Hotel. Sandbanks is also the home to the Royal Motor Yacht Club and Sandbanks Yacht Club.

Tenure: Share of Freehold

Service Charge: £5,000 per annum



Approximate Floor Area = 261 sq m / 2807 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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