



94 Canford Cliffs Road, Poole BH13 7AE  
Asking Price £1,295,000 Freehold





### **Canford Cliffs**

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café 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**

This attractive and versatile property occupies a prominent position within the Road, close to both the village of Canford Cliffs and the shores of the world famous Poole Harbour and would make an ideal main or second home.

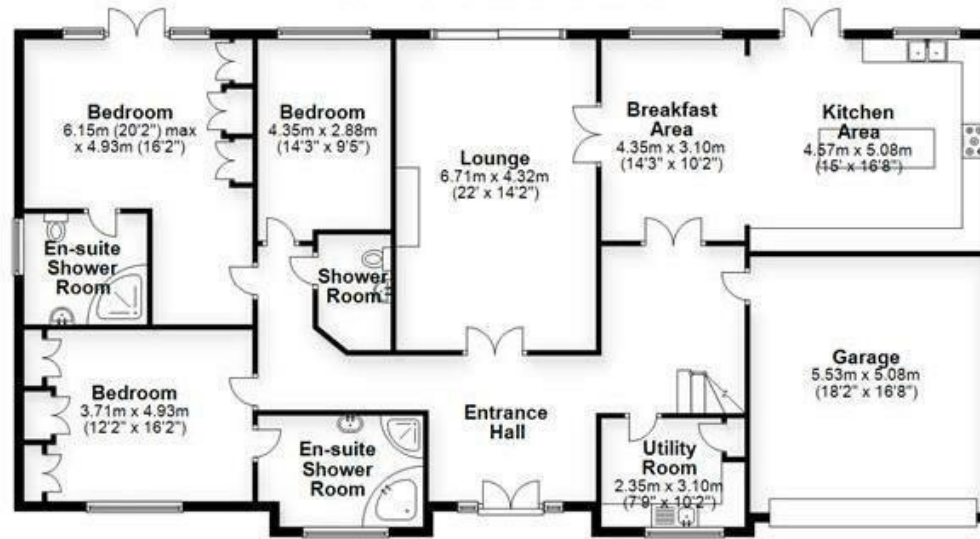
This property has been extremely well looked after and modernised by its current owner. Internally this home offers modern accommodation, bright and spacious throughout to include a large living room, an impressive and unique open plan kitchen/dining room is a particular feature of this home with double height vaulted ceiling fills the room with light from the galleried Mezzanine above, separate utility room, generous entrance hall with hallway leading to three double bedroom two of which benefit from large ensembles and a separate shower room. From the entrance hall, stairs lead up to the open plan mezzanine which overlooks the kitchen and is currently used as an office space with fitted office furniture. There is potential to enclose the Mezzanine to create additional private accommodation. Beyond this space is access to a large loft area extending to approximately 1000sq.ft which could easily be converted into further accommodation (STPP). Also from the entrance hall there is access to the double garage with electric up-and-over door. A large walled south facing courtyard extends the width of the house and is a glorious private sun trap with sun canopies, one being electric, featuring over the rear of the property. An arched gate leads to a well maintained lawned garden, offering a good degree of privacy and gate to the front driveway providing off-road parking for several cars.

Canford Cliffs Road itself is extremely popular given its proximity to local amenities and benefits from having some of the areas finest properties.



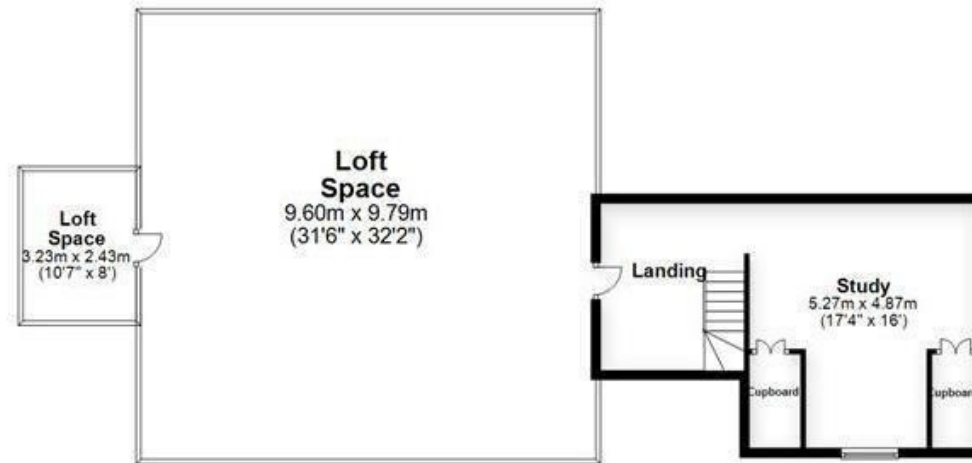
### Ground Floor

Approx. 210.9 sq. metres (2270.4 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 248.1 sq. metres (2670.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**Key Drummond**

Tel: 01202 700771

[canfordcliffs@keydrummond.com](mailto:canfordcliffs@keydrummond.com)

[www.keydrummond.com](http://www.keydrummond.com)

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A	(81-91) B	70	81	(92-100) A	(81-91) B		
(84-90) C	(72-80) D			(80-85) C	(70-75) D		
(69-80) D	(55-68) E			(65-75) E	(50-60) F		
(54-68) E	(35-54) F			(45-55) F	(20-40) G		
(39-54) F	(21-38) G			(15-20) G			
(1-38) G							
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	