



2 Haven Manor 48 Haven Road, Poole BH13 7LU
£895,000 Freehold





In the very HEART OF CANFORD CLIFFS, this amazing modern home benefits from **THREE DOUBLE BEDS, THREE BATHROOMS, LOUNGE/DINER and a CONTEMPORARY KITCHEN.** The location is **IDEAL FOR THE NEARBY BEACHES** as well as shops & restaurants. **GARAGE & PARKING, easy garden. Simple to lock up & leave.**

- EXCELLENT LOCATION
- ACCOMMODATION ARRANGED OVER 3 FLOORS
- OVER 1,500 SQFT
- GARAGE AND OFF ROAD PARKING
- FREEHOLD
- CLOSE TO BEACH
- 3 DOUBLE BEDROOMS
- HOLIDAY LETS & PETS PERMITTED
- BEAUTIFULLY PRESENTED THROUGHOUT
- VENDOR SUITED

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

A beautifully presented three bedroom, three storey home that has been modernised to a high specification throughout by the current owners, within the highly sort after location of Canford Cliffs. The house benefits from having a fully bespoke interior that extends to to over 1,500 sq ft in size.

The versatile and deceptively spacious accommodation boasts a comprehensively modern fitted kitchen, an impressive lounge/dining room with double doors giving access to the private and level rear garden making it a perfect space for entertaining, there is also a WC and utility room on the ground floor

The first floor offers a large master suite, which is a particular feature of the home with a luxurious fitted en-suite shower room and fitted wardrobes, there is a further double bedroom with ensuite completing the accommodation to this level. The third bedroom is located on the top floor again with its own ensuite making it a great option for a guest room.

This freehold property also benefits from a garage, two allocated parking spaces and visitors parking.

Haven Manor occupies a prominent position within the Road, situated within a short walk of the sandy beaches and promenade, whilst also being within yards of Canford Cliffs village providing facilities for everyday requirements as well as select local bistros and restaurants making it an ideal main or second home.

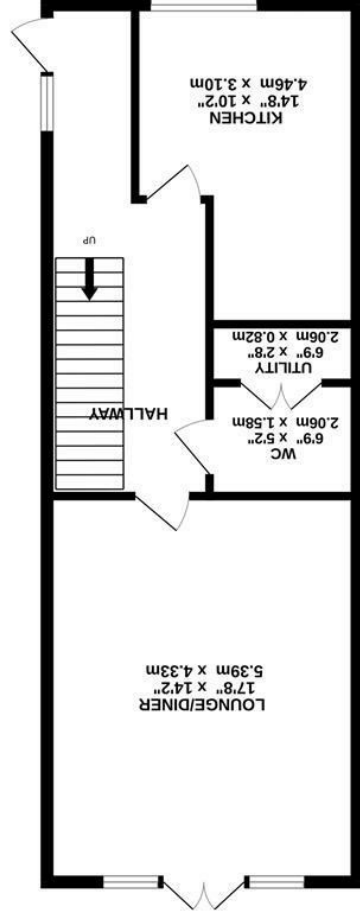
TENURE:

Post Code BH13 7LU

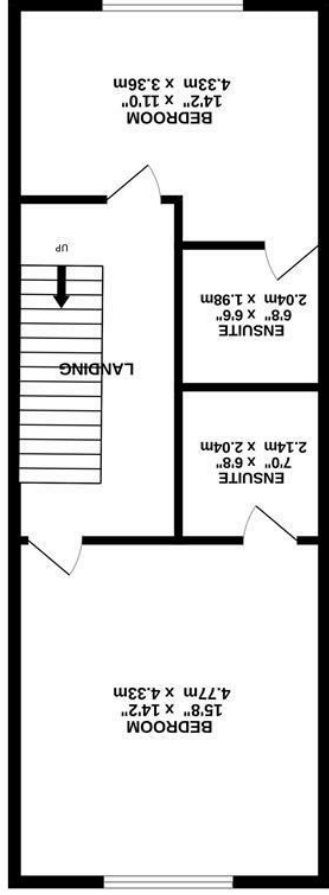
EPC: TBC

Council Tax Band: F 2024/25

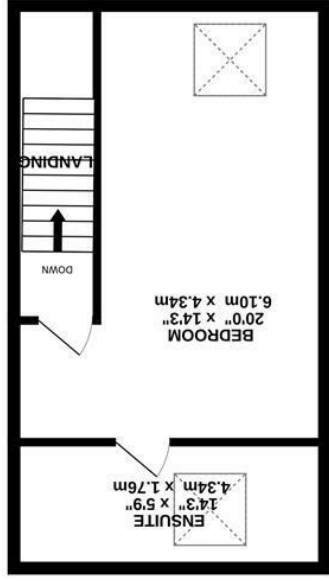




GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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All room dimensions given above are approximate measurements

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- 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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- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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 | |
|---|---|
| Very energy efficient - lower running costs | A |
| Energy efficient - lower running costs | B |
| Decent energy efficiency - lower running costs | C |
| Some energy efficiency - lower running costs | D |
| Not very energy efficient - higher running costs | E |
| Very poor energy efficiency - higher running costs | F |
| Extremely poor energy efficiency - higher running costs | G |

| Environmental Impact (CO ₂) Rating | |
|--|---|
| Very low environmental impact - lower CO ₂ emissions | A |
| Low environmental impact - lower CO ₂ emissions | B |
| Decent environmental impact - lower CO ₂ emissions | C |
| Some environmental impact - lower CO ₂ emissions | D |
| Not very low environmental impact - higher CO ₂ emissions | E |
| High environmental impact - higher CO ₂ emissions | F |
| Very high environmental impact - higher CO ₂ emissions | G |