



4a Newton Road, Canford Cliffs, Poole BH13 7EX
£1,100,000 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

An attractive 1930s detached character property set on a generous south-westerly facing plot. Situated in the very heart of Canford Cliffs village, and only a short level walk to all local amenities and just moments from the award winning sandy beaches.

The accommodation is arranged over two floors and is bright and spacious throughout extending to almost 1,500sqft of internal space.

The welcoming entrance hall offers access to all rooms on the ground floor; to include a generous dual aspect fully fitted kitchen/dining room with double doors on to the rear garden, a large separate lounge and modern shower room

On the first floor, there are three double bedrooms and family bathroom.

Externally, the driveway offers ample space for off road parking and allows access to all sides of the property. The level low maintenance rear garden is directly west facing with a large patio area, lawn and mature hedges making it an ideal space for outdoor entertaining.

Newton Road itself is extremely popular as it is remarkably quiet given its proximity to local amenities and benefits from having some of the areas finest properties. Although this home presents beautifully and is in move in condition there is still further scope to extend and re-model subject to the appropriate planning permission.



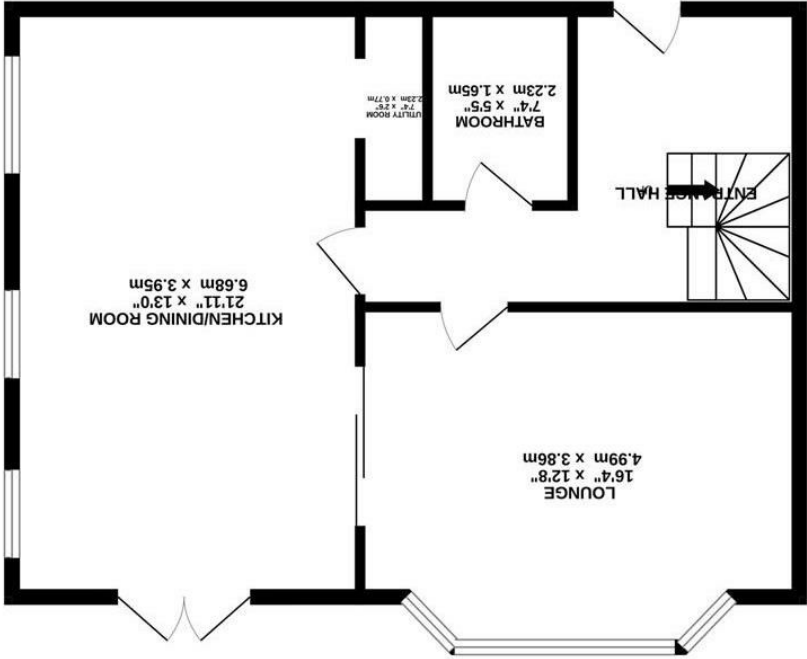
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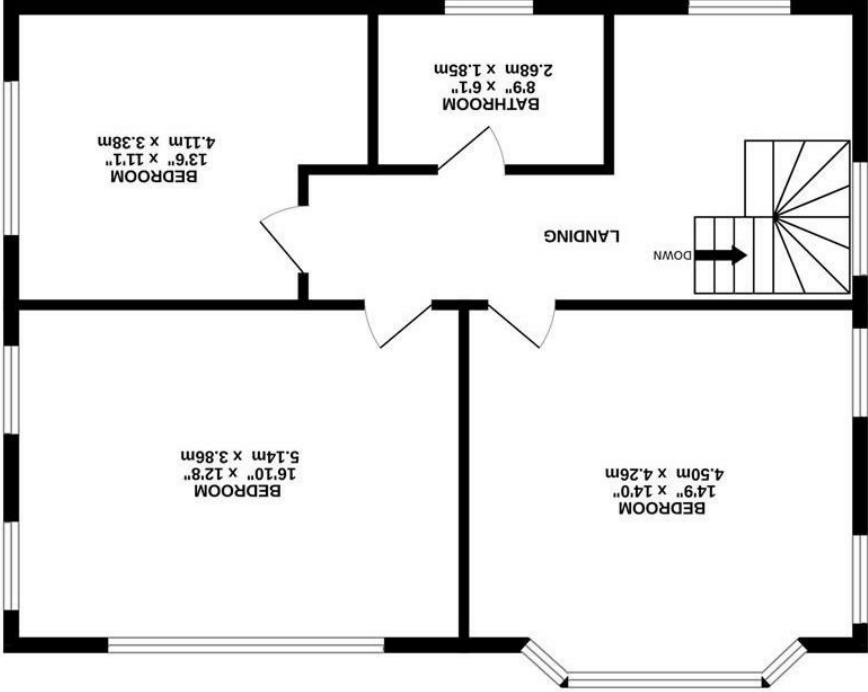
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GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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 operability or efficiency can be given.

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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 or Estate Agents, nor the vendors accept any liability in respect of their contents.

• They do not constitute an offer of contract for sale.

• Any prospective purchasers 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

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	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions