



## Southshore

6 St Clair Road, Canford Cliffs, Poole, Dorset, BH13 7JR

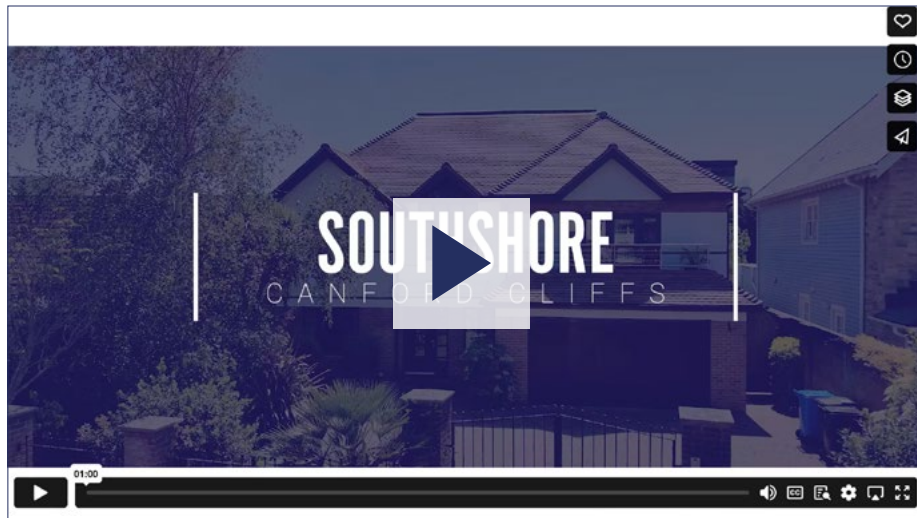


LUXURY &  
PRESTIGE  
Exclusive Properties



## Can't wait to view in person?

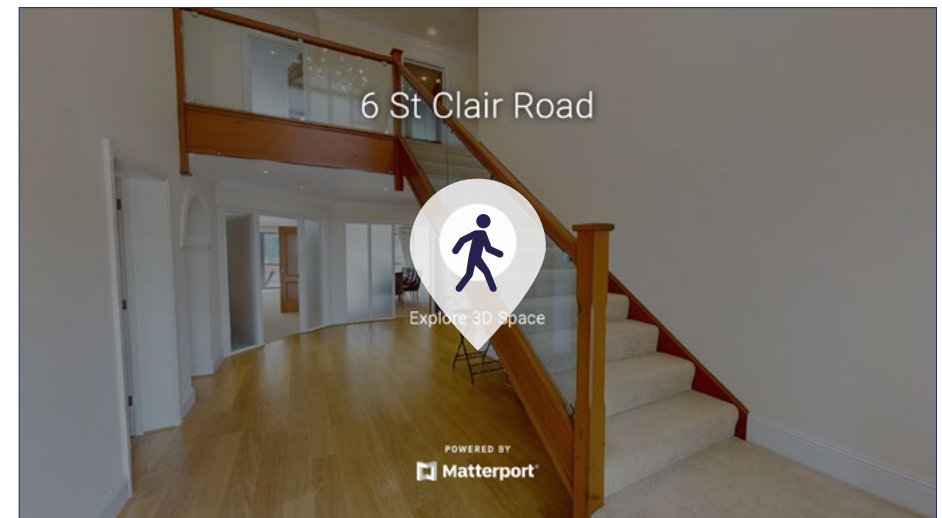
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

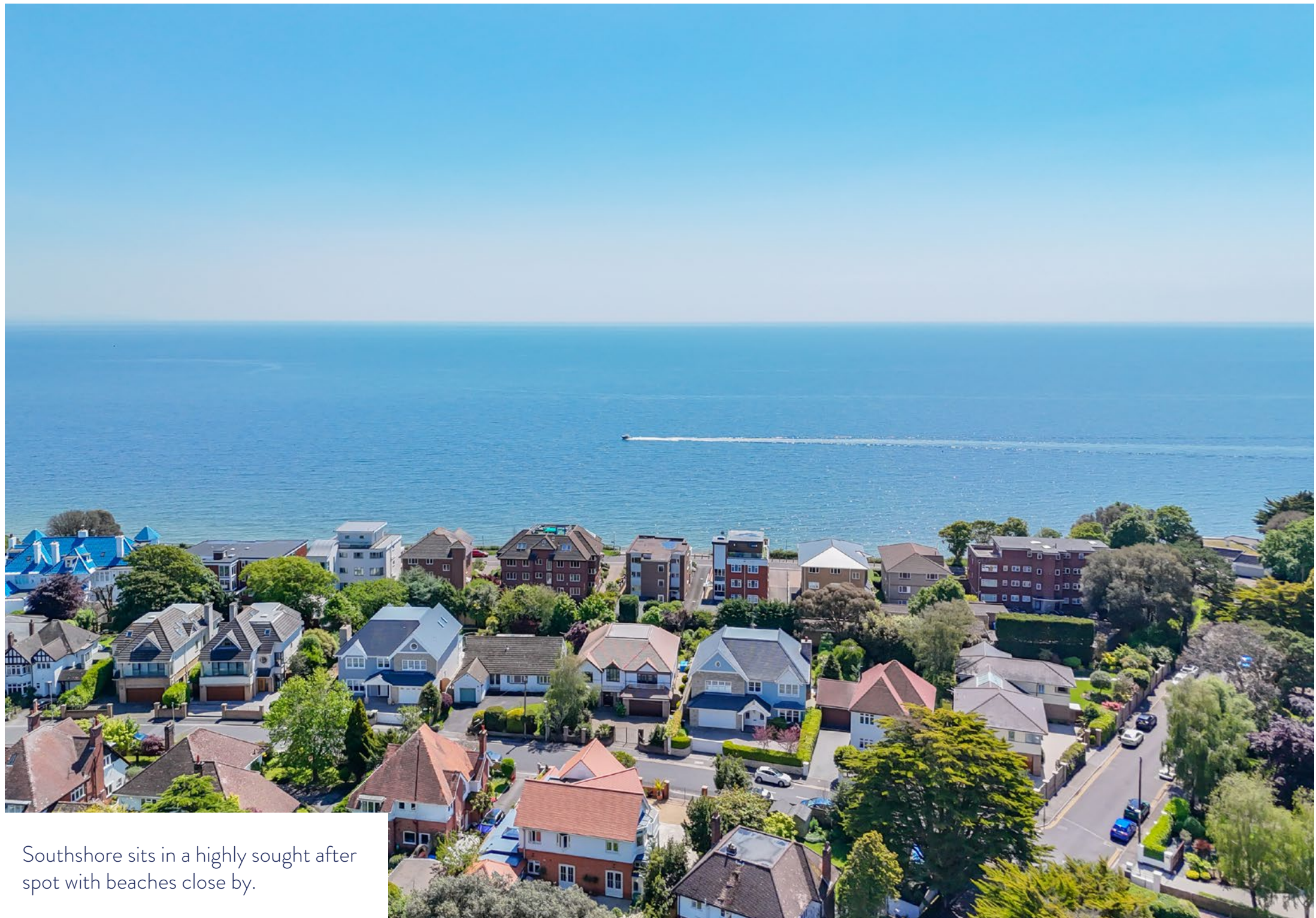
**vimeo**



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**



Southshore sits in a highly sought after spot with beaches close by.





It has a beautiful South facing garden, perfect for sun worshippers.





The impressive double height entrance hall creates quite the first impression.



The kitchen / breakfast room opens out onto the garden.





There is a choice of reception rooms, all generously proportioned.



The living room opens into a sun room creating a light and bright space.





There are four bedrooms and three bathrooms.





The garage has been partitioned to create a games room.





It is the shortest of strolls to a choice of some of the area's finest beaches,

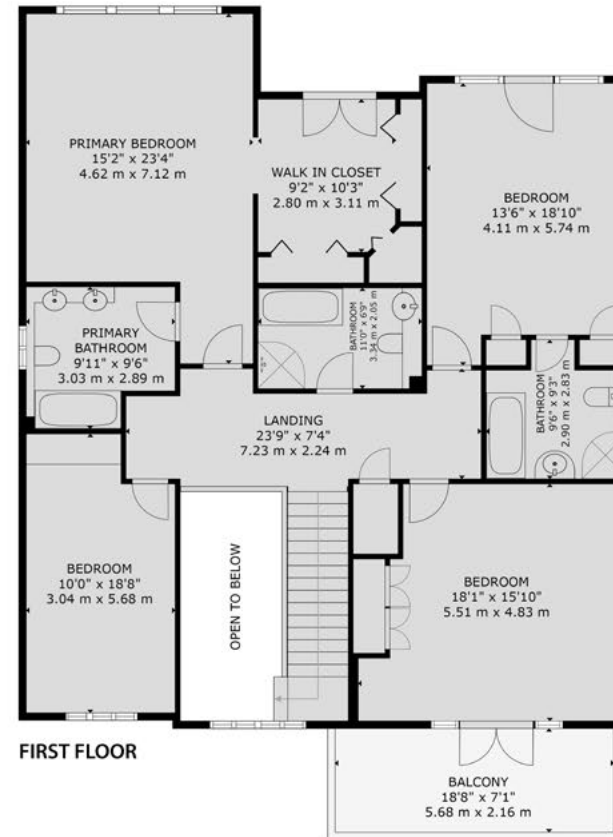




The house well oriented for the sun, great for relaxing with friends and family.



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GROSS INTERNAL AREA  
 GROUND FLOOR: 1,963 sq. ft, 182 m<sup>2</sup>, FIRST FLOOR: 1,595 sq. ft, 148 m<sup>2</sup>  
**TOTAL: 3,558 sq. ft, 330 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Southshore is located on what must surely be one of the best roads in the area for anybody making a move to enjoy the areas renowned beaches. It is convenient for Canford Cliffs Chine as well as Flaghead Chine and the zig zag at Cliff Drive is just around the corner. Walk a little further and the restaurants and shops of Canford Cliffs village are all easily accessible.

This impressive house was built approximately 20 years ago to a high standard by a small but highly reputed local developer and it offers flexible accommodation arranged over just two floors. The total built form extends to an impressive 3,558 square feet and it includes four double bedrooms, three bathrooms, a 27' sitting room plus sun room, separate dining and a large kitchen diner as well as a study. The integral garage has been partitioned to form a games room and a separate store but it could easily be reinstated, if required.

The rear garden benefits from a sunny aspect with a level lawn and a private sun terrace. At the front of the house, which has an impressive frontage to St Clair Road, there is a large paved driveway with lots of guest and casual parking, all enclosed by remote control gates. Southshore is available with no forward chain.

- Substantial detached house
- Enclosed driveway
- Extends to 3,558 square feet
- Sunny South facing garden
- Four bedrooms, three bathrooms
- Fantastic lifestyle location
- Choice of receptions
- Close to renowned beaches
- Large sun room
- Level walk to amenities of Canford Cliffs

## Details

**Guide Price:** £1,995,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

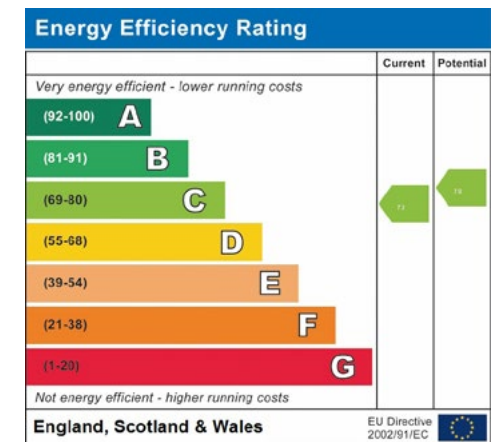
**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £150,650\*\*  
Additional Home £210,500\*\*  
\*\* based on guide price

**Council Tax:** Band G  
2024/2025 £3,579.59pa

**EPC:**







# LUXURY & PRESTIGE

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**Property Ref:** 0955



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.