



30 Whitecliff Road

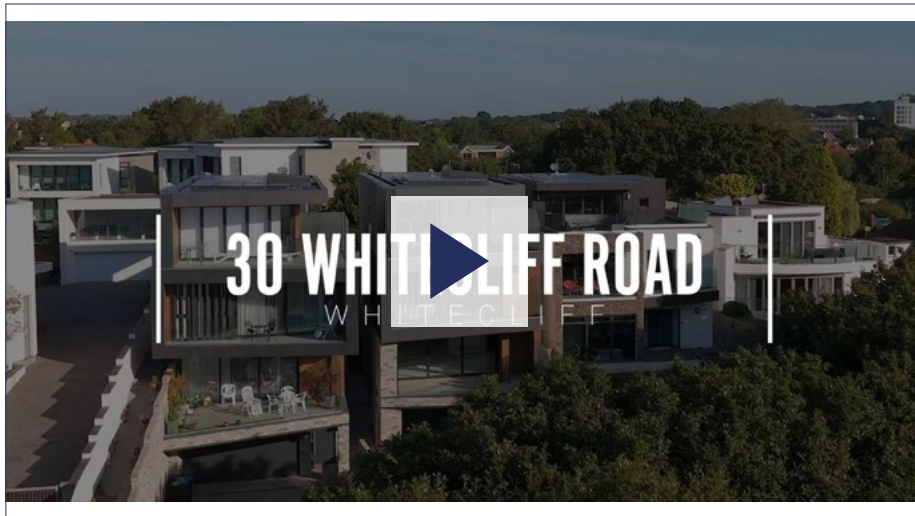
Whitecliff, Poole, Dorset, BH14 8DX



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

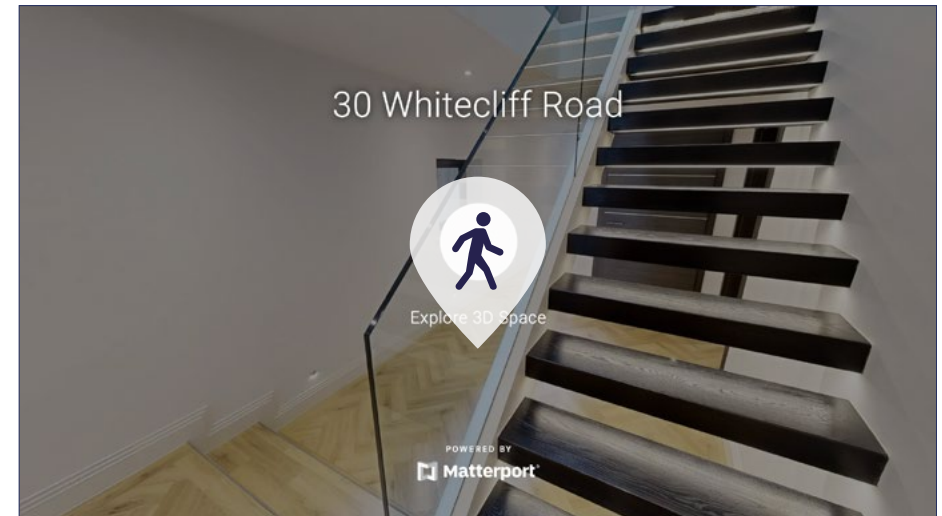
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™

















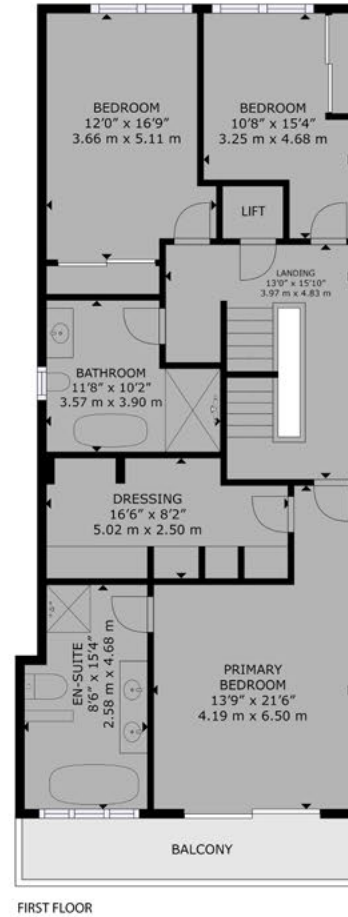
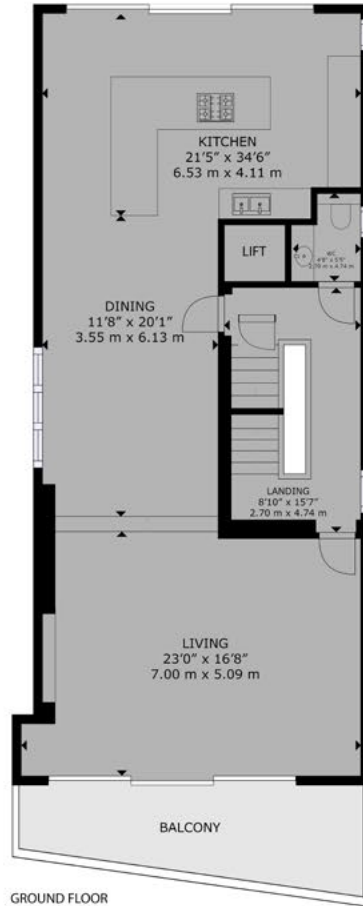
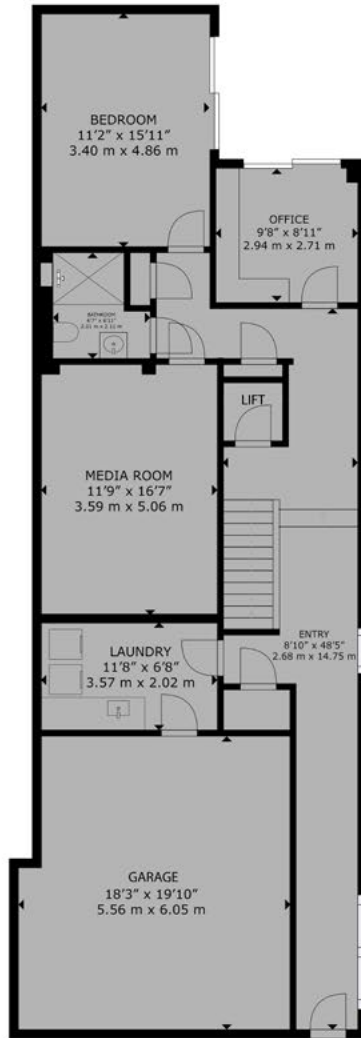








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GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 1367 sq. ft, 127 m2, GROUND FLOOR: 1099 sq. ft, 102 m2
 FIRST FLOOR: 1119 sq. ft, 104 m2, SECOND FLOOR: 668 sq. ft, 62 m2
 TOTAL: 4253 sq. ft, 395 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

This brand new super contemporary home has just been completed by one of the area's leading developers and it sits in an elevated position overlooking Whitecliff Park with amazing views of Poole Harbour. The locally renowned Boat Club which offers convenient access to a fleet of luxury boats and the popular eatery known simply as South Deep are just a short stroll away on the other side of the green.

The house itself extends to 4,253 square feet of glamorous accommodation with an additional 1,264 square feet of external terracing and balconies. Laid out over four floors, which can be accessed via a passenger lift or a stunning open tread staircase, the accommodation is extremely versatile. The lower ground floor includes an integral garage, a laundry room, a media room, guest suite and a study connecting to a sunken courtyard. The elevated ground floor is largely open plan with the luxury kitchen, dining and living spaces orientated to make the most of the stunning views, nowhere more so than the spacious sun balcony. There are a total of five bedrooms and four bathrooms and of course the sumptuous master suite occupies the most commanding position. There is also an additional living / entertainment room on the top floor, perfect for soaking up the sunsets that the area is famous for. Outside, the landscaped grounds are tucked away behind electric gates where there is plenty of parking. With so much accommodation on offer this could make a wonderful main home or a luxurious seaside retreat with space to entertain.

- Stunning brand new home
- Contemporary design
- Five bedrooms, four bathrooms
- Choice of receptions
- Wealth of outside terracing
- Panoramic harbour views
- Glamorous interior, finished to high specification
- Walking distance to world famous Poole Harbour
- Extends to 4,253 square feet
- Internal lift to all floors

Details

Guide Price: £2,300,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

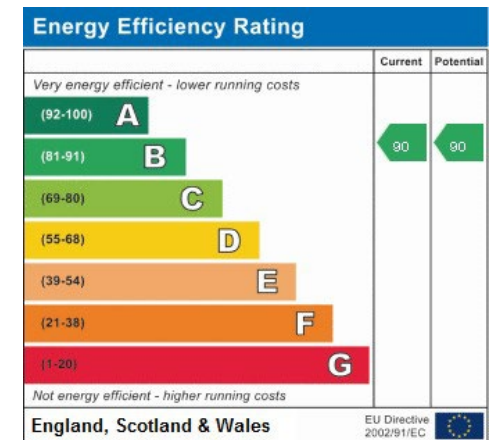
Ground Rent: N/A*

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

Stamp Duty: Main Home £187,250**
Additional Home £256,250**
** based on guide price

Council Tax: Band H
2024/2025 £4,295.50pa

EPC:



Address:
30 'L'K'8n 81'8'121



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Property Ref: 0552



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.